

COMM SW COR OF NW1/4 OF NW1/4,
 RUN E 1151 FT FOR POB, N 378 FT,
 E 73 FT, N 127 FT, E 96.93 FT,

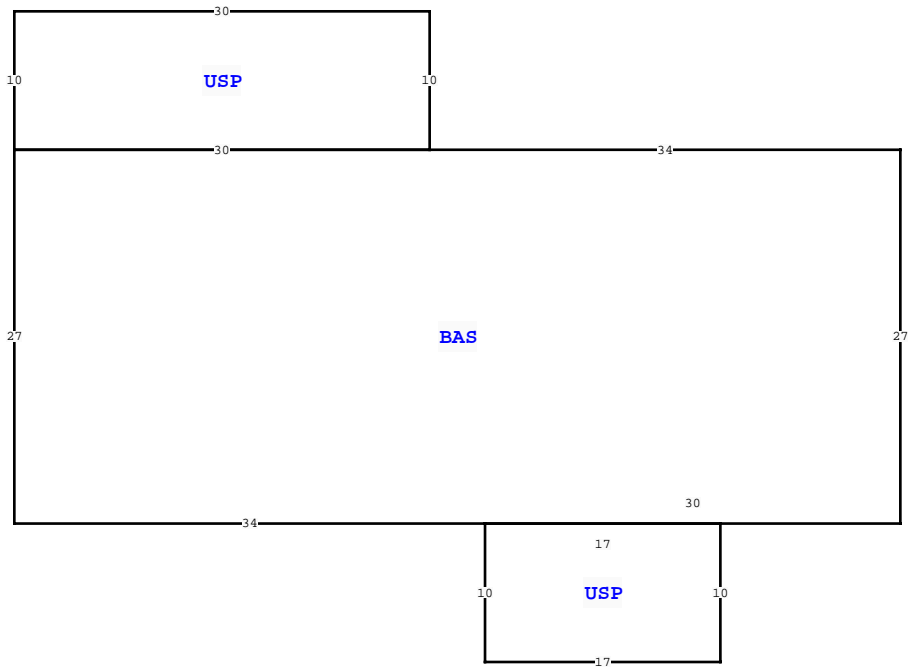
ROWE LAURA J
 1245 SW PAUL PEARCE LN
 LAKE CITY, FL 32024

2026

21-5S-17-09314-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
USP	170	35	
USP	300	35	
TOTALS	2,198		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 0									
				Heated Area: 1728				HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,656
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			23,800
TOTAL MARKET VALUE			85,556
SOH/AGL Deduction			45,448
ASSESSED VALUE			40,108
TOTAL EXEMPTION VALUE	98 HX HB		40,108
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			85,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,581
SALE: 2:1: 1.11 AC			
XFOB: 1:1: MERI MH			
LAND: 1:1: NARROW LOT.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0741/2051	1/18/1991	WD	Q	V	02	0
GRANTOR: LORETTA PIERCE						
GRANTEE: JAMES C ROWE						
0736/0202	11/15/1990	WD	Q	V		3,000
GRANTOR: LORETTA PEARCE						
GRANTEE: JAMES C ROWE						

EXTRA FEATURES		1245 SW PAUL PEARCE LN, LAKE CITY														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W34 USP= N10 W30 S10 E30\$ W30 S27 E34 USP= S10 E17N10 W17\$ E30 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF 9,100											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	0.85	16,000.00	13,600.00	23,800							