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

2027

21-5S-17-09314-003

BUILDING CHARACTERISTICS

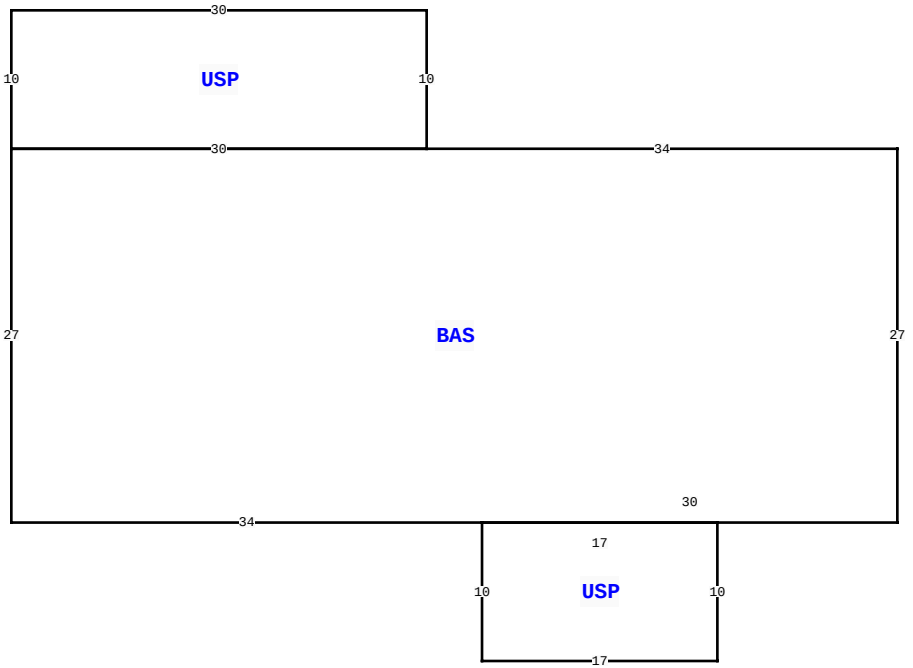
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,066
USP	170	35		60	1,669
USP	300	35		105	2,921
TOTALS	2,198			1,893	52,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,893	115.9000	69.54	131,639	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1728 HX Base Yr



1245 SW PAUL PEARCE LN, LAKE CITY

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

EXTRA FEATURES

LN	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	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	44,245
ASSESSED VALUE	41,311
TOTAL EXEMPTION VALUE	98 HX HB 41,311
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	85,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,556

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						

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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 09/15/2017 BY BC Total Acres: 1.75 Total Land Value: 23,800 Market: 0 Agricultural: 0 Common: 23,800 PRINTED 11/17/2026 BY SYS