COMM SW COR OF NW1/4 OF NW1/4, R
POB, CONT E 232 FT, N 378 FT, W
TO POB.

MILTON GRAYSON O
1213 SW PAUL PEARCE LN
LAKE CITY, FL 32024

2027

21-5S-17-09314-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1213 SW PAUL PEARCE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	23,000
SOH/AGL Deduction	1,660
ASSESSED VALUE	21,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,340
TOTAL JUST VALUE	23,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,000

SALE:2:1: 2 ACRES $.60 STAMPS

SALE:1:1: 2.01 AC ADJ LAND OWNER VALUE OK

XFOB:1:1: GEOR MH

BLDG:1:1: GEOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056898	Mobile Home		11/02/2026
000050871	New Residential C	80,000	09/19/2024
000049945	Right-of-Way Acce		05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/83	8/11/2026	WD	U	I	11	100
GRANTOR: MILTON ALTON C JR						
GRANTEE: NILTON GRAYSON O						
1296/2793	6/19/2015	WD	Q	I	01	73,000
GRANTOR: JOHN F BENZ IV						
GRANTEE: ALTON C JR & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.50	16,000.00	8,000.00	16,000							

REVIEW DATE 09/15/2017 BY BC Total Acres: 2.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS