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

MILTON ALTON C JR/MILTON LAURA S
1157 SW PAUL PEARCE
LAKE CITY, FL 32024

2026

21-5S-17-09314-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	

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	3,600
ASSESSED VALUE	19,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,400
TOTAL JUST VALUE	23,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,000

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
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
1296/2793	6/19/2015	WD	Q	I	01	73,000
GRANTOR: JOHN F BENZ IV						
GRANTEE: ALTON C JR & LAURA						
1278/1445	7/25/2014	WD	Q	I	05	81,700
GRANTOR: CARLENE SULLIVAN (SIN						
GRANTEE: JOHN F BENZ IV (SIN						

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 05/08/2026 BY SYS