BEG AT INTERS OF E LINE OF SEC &
AND RUN N 68 DG W 171.93 FT ALON
S 290.56 FT, N 78 DG W 327.52 FT

PEARCE DOROTHY DENISE
3034 SE CR 252
LAKE CITY, FL 32025

2026

22-4S-17-08665-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

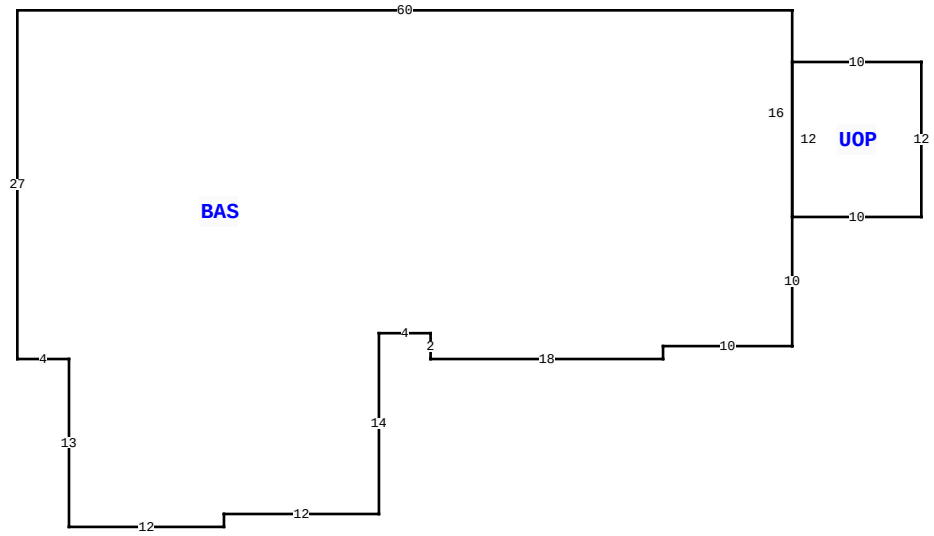
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	55,554
UOP	120	25		30	876
TOTALS	2,022			1,932	56,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,932	115.9000	73.02	141,075	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1902 HX Base Yr



3034 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,430
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	225,900
TOTAL MARKET VALUE	81,188
SOH/AGL Deduction	18,238
ASSESSED VALUE	62,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,950
TOTAL JUST VALUE	291,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043181	Electrical Servic	0	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/2158	12/27/2005	WD	Q	V	01	100

GRANTOR: LOUISE CREWS

GRANTEE: DOROTHY DENISE PEAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E4 S13 E12 N1 E12 N14 E4 S2 E18 N1 E10 N10 UOP= E10 N12 W10 S12$ N16$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.18	AC		1.00	1.00	1.00	280.00	280.00	3,970							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.92	AC		1.00	1.00	1.00	281.00	281.00	2,788							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	216,900							

REVIEW DATE 11/22/2021 BY JB Total Acres: 25.10 Total Land Value: 15,758 Market: 216,900 Agricultural: 6,758 Common: 9,000 PRINTED 05/08/2026 BY SYS