

COMM 1385.06 FT W OF SE COR OF N
N 1111.97 FT FOR POB, RUN N 221.
FT, S 222.9 FT, W 641.35 FT TO P

PEARCE ELIZABETH
497 SW LUNSFORD TER
LAKE CITY, FL 32024

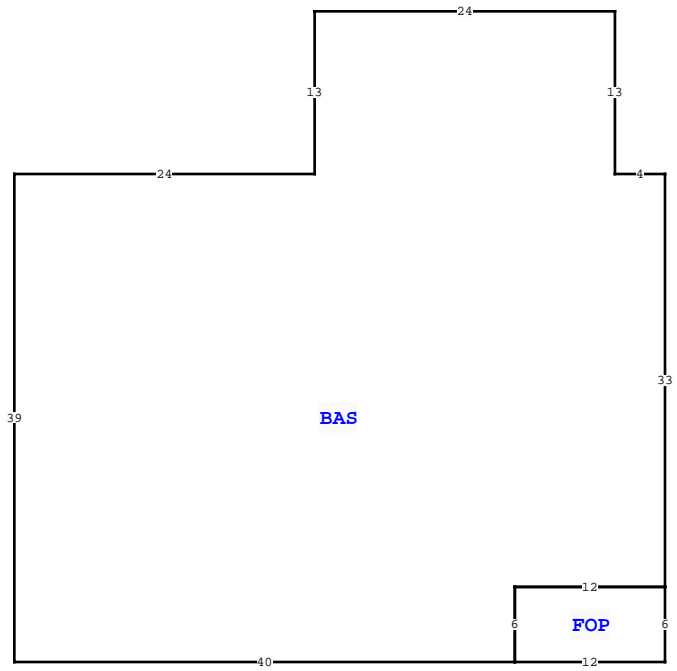
2026

28-4S-17-08810-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,268	100	
FOP	72	30	
TOTALS	2,340		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 2268						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			183,547
TOTAL MARKET OB/XF VALUE			950
TOTAL LAND VALUE - MARKET			41,750
TOTAL MARKET VALUE			226,247
SOH/AGL Deduction			23,069
ASSESSED VALUE			203,178
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			96,767
TOTAL JUST VALUE			226,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043018	Roof Replacement	12,530	10/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2584	1/25/2023	LE U		I	14	100
GRANTOR: PEARCE ELIZABETH F (E)						
GRANTEE: HARDEN ELAINE P (RM)						
1477/366	10/12/2022	LE U		I	14	100
GRANTOR: PEARCE ELIZABETH F (E)						
GRANTEE: PEARCE ROBIN (RMDR)						

EXTRA FEATURES		222 SW SELLERS WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0252	LEAN-TO W/	0.00
2	0296	SHED METAL	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S39 E40 FOP= E12 N6 W12 S6\$ N6 E12 N33 W4 N13 W24 S13\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	100		A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,750							