LOT 7 WEST PACES S/D.
WD 1056-2174, WD 1118-1929, WD 1

HARLOW CURTIS/HARLOW MARY ANN
16978 SE HIGHWAY 42
WEIRSDALE, FL 32195

2026

32-3S-16-02431-207

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.00	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

511 SW PACES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	67,500
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	157,500
SOH/AGL Deduction	13,000
ASSESSED VALUE	144,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,500
TOTAL JUST VALUE	157,500
NCON VALUE	67,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050252	New Residential C	200,000	07/01/2024
000049789	Storage Building	90,000	05/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1718	12/11/2023	WD	Q	V	01	140,000
GRANTOR: PEURRUNG JOSEPH CHRIS						
GRANTEE: HARLOW CURTIS						
1405/0641	2/04/2020	WD	U	V	11	0
GRANTOR: JOSEPH CHRISTOPHER PE						
GRANTEE: JOSEPH CHRISTOPHER						

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	0030	BARN,MT	0	0	0	0	1.00	UT	67,500.00	67,500.00	100	2026	2025		100	67,500	

LAND DESCRIPTION

TOTAL OB/XF 67,500

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	9901	C	AC/XFOB	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 06/06/2025 BY JB Total Acres: 5.37 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 05/08/2026 BY SYS