LOT 9 WEST PACES S/D.

WD 1056-2168, WD 1360-1307,

PEIKER CHARLES H/PEIKER STEPHANIE L
349 SW PACES GLN
LAKE CITY, FL 32024

2027

32-3S-16-02431-209

BUILDING CHARACTERISTICS

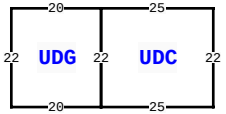
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

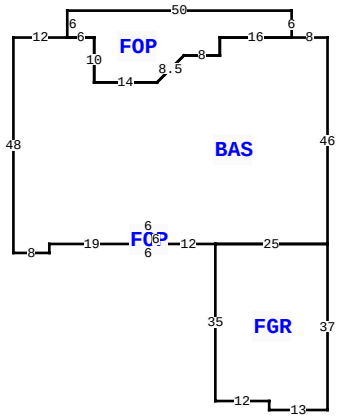
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,998	100		2,998	373,091
FGR	901	55		496	61,725
FOP	36	30		11	1,369
FOP	514	30		154	19,165
UDC	550	25		138	17,174
UDG	440	55		242	30,116
TOTALS	5,439			4,039	502,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,039	120.3576	132.39	534,723	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2998 HX Base Yr 2020





349 SW PACES GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	4,412.00	UT	2.00	2.00	100	2019	2019	3	100	8,824	
2	0280	POOL R/CON	0	100	0	0	870.00	UT	70.00	70.00	100	2020	2020	3	91	55,419	
3	0282	POOL ENCL	0	100	44	64	2,816.00	UT	15.00	15.00	100	2020	2020	3	70	29,568	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	502,640
TOTAL MARKET OB/XF VALUE	93,811
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	686,451
SOH/AGL Deduction	176,791
ASSESSED VALUE	509,660
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	458,249
TOTAL JUST VALUE	686,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	695,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38884	POOL	0	12/02/2019
38959	POOL ENCL	0	12/02/2019
37017	SFR	1,538	07/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1307	5/21/2018	WD	Q	V	01	45,000
GRANTOR: CARLTON A & GEORGIA C						
GRANTEE: CHARLES H & STEPHAN						
1056/2168	8/23/2005	WD	Q	V		92,000
GRANTOR: BIRLEY ROAD LLC						
GRANTEE: CARLTON A & GEORGIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S48 E8 N2 E19 FOP= S2 E6 N6 W6 S4$ N4 E6 S4 E12 FGR= S35 E12 S2 E13 N37 W25$ E25 N46 W8 FOP= N6 W50 S6 E6 S10 E14 R6 U6 E8 N4 E16$ W16 S4 W8 D6 L6 W14 N10 W6$ PTR= N40 UDC= N22 W25 UDG= W20 S22 E20 N22$ S22 E25$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 93,811

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	0100	C	SFR	100		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 08/14/2023 BY KS Total Acres: 5.01 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS