LOT 8 BLK A MELROSE PARK S/D.
859-897, DC 934-1274, 955-2446,

CHARLEBOIX DONALD/CHARLEBOIX AMY
1209 SE PEARCE LN
LAKE CITY, FL 32025

2026

33-3S-17-06611-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

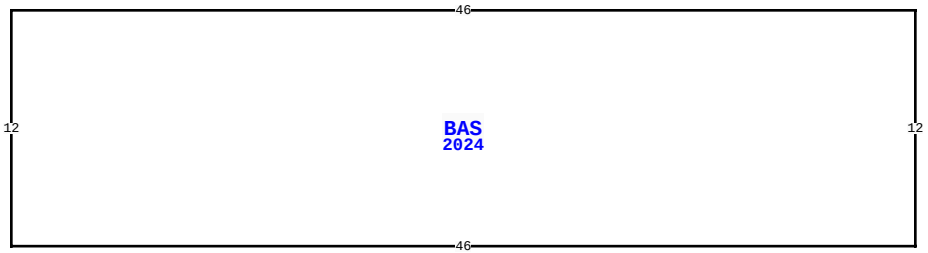
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	2024	552	7,664
TOTALS	552			552	7,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	552	63.1125	34.71	19,160	1970	1970	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2026 Heated Area: 552 HX Base Yr 2026



1209 SE PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		7,664
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,156
TOTAL MARKET VALUE		10,820
SOH/AGL Deduction		0
ASSESSED VALUE		10,820
TOTAL EXEMPTION VALUE	HX HB	10,820
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		10,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		11,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1812	1/10/2022	QC	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: CHARLEBOIX DONALD						
1302/1535	10/14/2015	QC	U	I	11	100
GRANTOR: SAMUEL ALVIN JOHNS						
GRANTEE: SAM JOHNS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,10] E46 S12 W46 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		RSF/MH	0.00	0.00	4,950.00	SF		1.00	1.00	0.85	0.75	0.64	3,156							

REVIEW DATE 01/25/2024 BY JB Total Acres: 0.11 Total Land Value: 3,156 Market: 0 Agricultural: 0 Common: 3,156 PRINTED 03/26/2026 BY SYS