

(AKA PART LOT 1 CATALINA S/D):  
 COMM NW COR OF LOT 1 EASTSIDE VI  
 FT FOR POB, RUN E 142.82 FT TO W

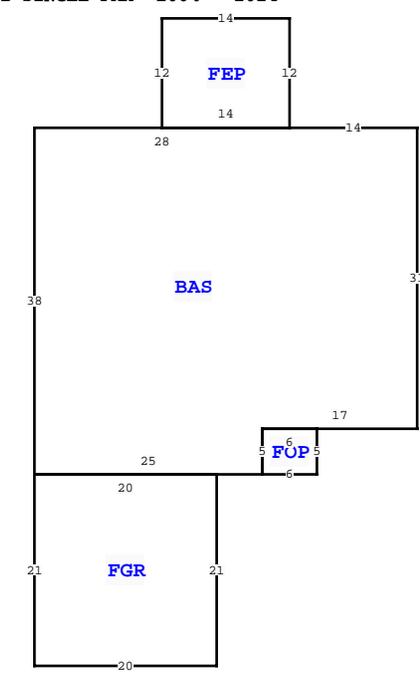
BAEHRLE ROBERT ALAN/BAEHRLE CYNTHIA WELSH  
 142 SE PEARL TER  
 LAKE CITY, FL 32025

**2026**

34-3S-17-07018-001  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	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

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%	- 2024		Heated Area: 1511					HX Base Yr	2024		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100		1,511	140,536
FEP	168	80		134	12,463
FGR	420	55		231	21,485
FOP	30	30		9	837
<b>TOTALS</b>	<b>2,129</b>			<b>1,885</b>	<b>175,321</b>

142 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

L N	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		1.50	1.50	100	1995	1995	3	100	1,166	

EXTRA FEATURES															
TOTAL OB/XF															
1,166															

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY																								
PAGE 1 of 1																								
VALUATION SUMMARY																								
STANDARD																								
VALUATION BY																								
Tax Group: 2															Tax Dist:									
BUILDING MARKET VALUE															175,321									
TOTAL MARKET OB/XF VALUE															1,166									
TOTAL LAND VALUE - MARKET															22,500									
TOTAL MARKET VALUE															198,987									
SOH/AGL Deduction															103,907									
ASSESSED VALUE															95,080									
TOTAL EXEMPTION VALUE															HX HB 51,411									
BASE TAXABLE VALUE															43,669									
TOTAL JUST VALUE															198,987									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															201,820									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045119	Roof Replacement	11,000	08/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2233	3/31/2023	WD Q	Q	I	01	225,000

GRANTOR: WILLIAMS VIVIAN K LIV  
 GRANTEE: BAEHRLE ROBERT ALAN  
 1463/2036 4/06/2022 WD U I 11 100  
 GRANTOR: WILLIAMS VIVIAN K  
 GRANTEE: WILLIAMS VIVIAN K L

BUILDING NOTES
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**BUILDING DIMENSIONS**  
 BAS= W14 FEP= N12 W14 S12 E14 \$ W28 S38 FGR= S21 E20 N21 W20\$ E25 FOP= E6 N5 W6 S5\$ N5 E17 N33\$.