

LOT 22 CATALINA S/D & BEG AT NW
102, EASTSIDE VILLAGE, RUN E 19
W 16.37 FT, S 110.03 FT TO POB A

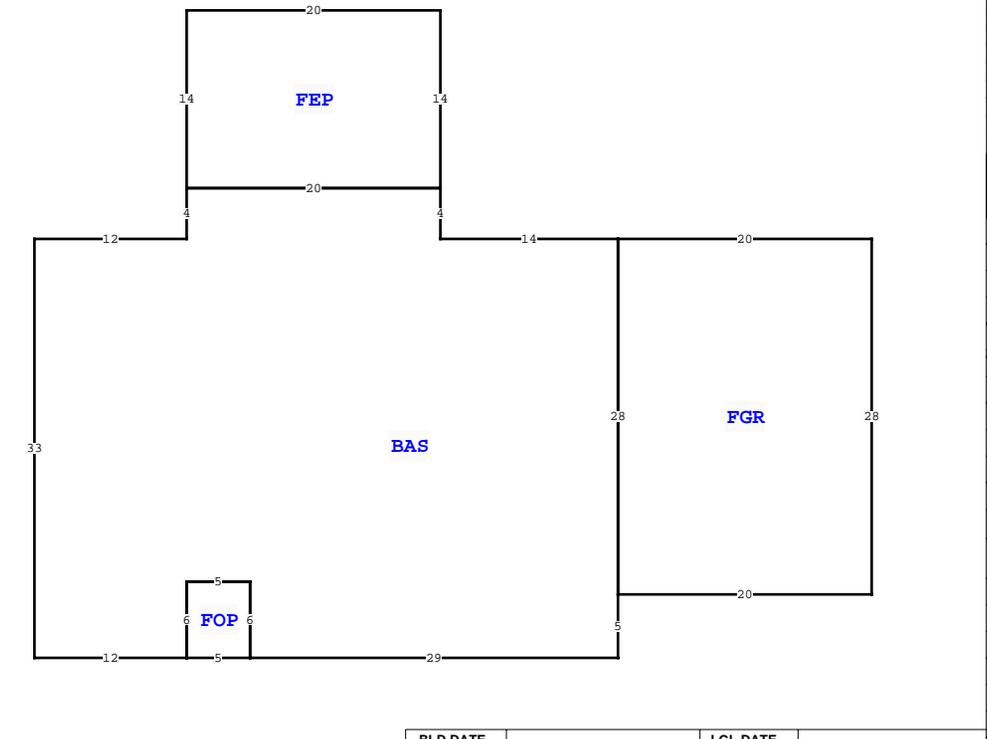
FOSTER DANNY L/FOSTER RACHEL E
167 SE PEARL TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-022

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,109	107.2820	120.16	253,417	1996	2010	0	0	18.38	81.62	



167 SE PEARL TER, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		206,839	
TOTAL MARKET OB/XF VALUE		2,927	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		232,266	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,266	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		180,855	
TOTAL JUST VALUE		232,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32048	MAINT/ALTR	40	06/18/2014
11395	SFR	260	07/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1261	2/21/2024	WD	Q	I	01	255,000
GRANTOR: BRISTO SANDRA LOUISE						
GRANTEE: FOSTER DANNY L						
1489/816	4/27/2023	WD	U	I	37	158,000
GRANTOR: PLATT EUGENE K JR						
GRANTEE: COX SANDRA BRISTO						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	153,781
FEP	280	80		224	21,969
FGR	560	55		308	30,207
FOP	30	30		9	882
TOTALS	2,438			2,109	206,839

EXTRA FEATURES																
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	UT	1.50	1.50	100	1996	1996	3	100	1,527	
2	0294	SHED WOOD/	0	100	8	10	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	800	

TOTAL OB/XF												
2,927												

LAND DESCRIPTION																								
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							