

LOT 1 EASTSIDE VILLAGE S/D & A P
 CATALINA S/D DESC AS FOLLOWS: BE
 LOT 1, EASTSIDE VILLAGE S/D RUN

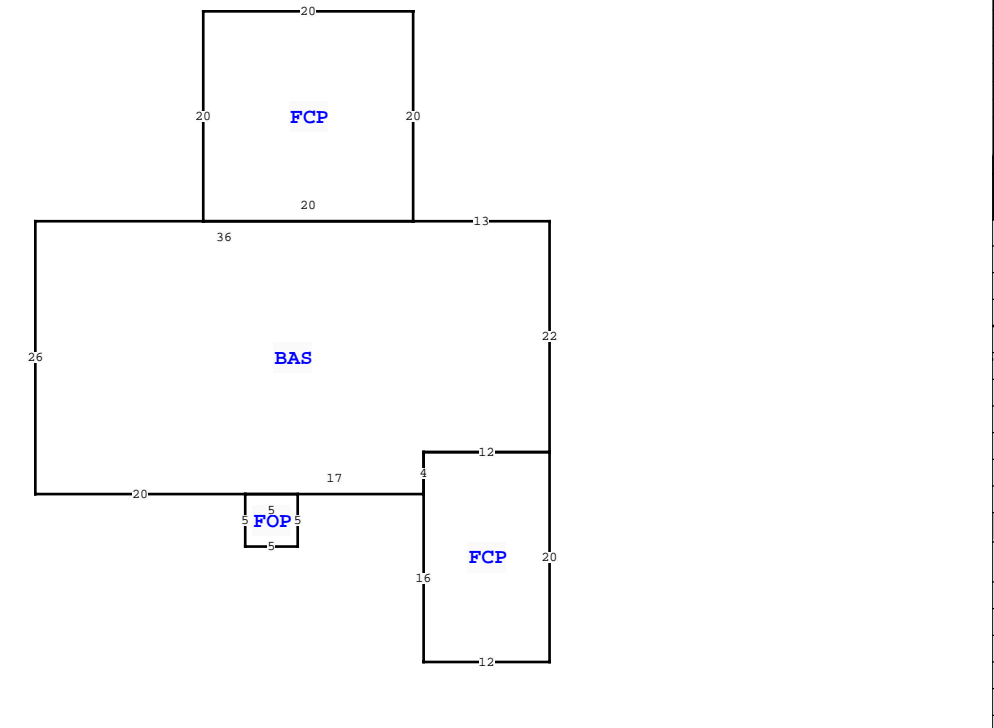
SWISHER SANDRA
 164 SE PEARL TER
 LAKE CITY, FL 32025

2026

34-3S-17-07018-101


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,394	125.4000	140.45	195,787	1988	1988	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1226 HX Base Yr 2024													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100		1,226	111,925
FCP	240	25		60	5,478
FCP	400	25		100	9,129
FOP	25	30		8	731
TOTALS	1,891			1,394	127,262

164 SE PEARL TER, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

TOTAL OB/XF 800

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			127,262	
TOTAL MARKET OB/XF VALUE			800	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			150,562	
SOH/AGL Deduction			75,566	
ASSESSED VALUE			74,996	
TOTAL EXEMPTION VALUE			HX HB SX 74,996	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			150,562	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			150,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047132	Roof Replacement	14,375	05/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/786	4/28/2023	LE U	I	I	14	100
GRANTOR: SWISHER SANDRA						
GRANTEE: SWISHER MASON						
1488/2702	4/20/2023	WD Q	I	I	01	162,500
GRANTOR: NEWMAN-KIRBY STEPHANI						
GRANTEE: SWISHER SANDRA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 FCP= N20 W20 S20 E20\$ W36 S26 E20 FOP= S5 E5 N5 W5\$ E17 FCP= S16 E12 N20 W12 S4\$ N4 E12 N22\$.													