

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	07	CORK/VTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
FCP	372	25	
FST	144	55	
UEP	234	60	
TOTALS	2,318		

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%	2014								
				Heated Area: 1568			HX Base Yr 2014				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			145,809
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			168,809
SOH/AGL Deduction			70,498
ASSESSED VALUE			98,311
TOTAL EXEMPTION VALUE	WR HX HB SX	98,311	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			168,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27848	MAINT/ALTR	60	06/02/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1063	6/06/2022	LE U	I	I	14	100

GRANTOR: 1265/1377 11/21/2013 WD U I 11 100  
GRANTOR: BRIAN JOHNS  
GRANTEE: JOHN LEWIS PRUITT

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

BUILDING NOTES	
271 SE PEARL TER, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W28 S56 UEP= S13 E18 N13 W18\$ E28 FCP= E12 N31 W12 S31\$ N31 FST= E12 N12 W12 S12\$ N25\$.	

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	10	40			0.00	100	0	0	3	100	500	

LAND DESCRIPTION		TOTAL OB/XF														500								
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							