LOT 10 EASTSIDE VILLAGE UNIT 4
790-561, DC 917-1547, QC 1127-23

BRADY-PEWETT MARY FRANCES/PEWETT OTIS DEE
244 SE TRISTIN LN
LAKE CITY, FL 32025

2027

34-3S-17-07018-410

BUILDING CHARACTERISTICS

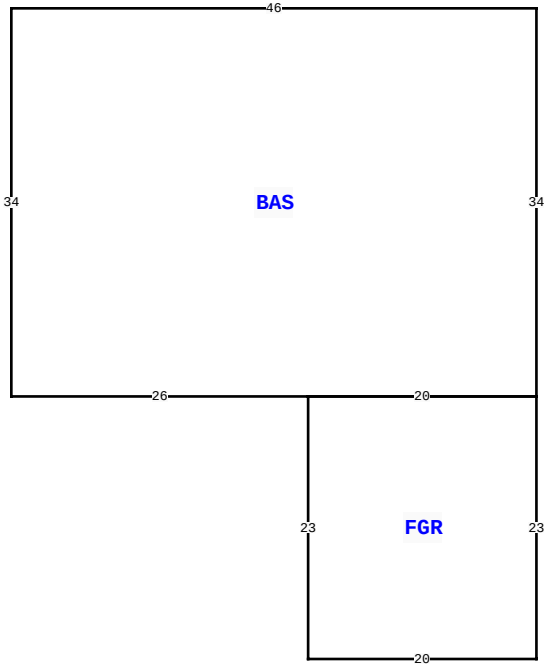
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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
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	1,564	100		1,564	119,339
FGR	460	55		253	19,305
TOTALS	2,024			1,817	138,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	106.7220	117.39	213,298	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1564 HX Base Yr 2014



244 SE TRISTIN LN, LAKE CITY

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

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
1	0166	CONC,PAVMT	0	100	0	0	832.00	UT	1.40	1.40	100	0	0	3	100	1,165	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,644
TOTAL MARKET OB/XF VALUE		1,165
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		162,309
SOH/AGL Deduction		55,038
ASSESSED VALUE		107,271
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		5,860
TOTAL JUST VALUE		162,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1553	9/02/2025	LE	U	I	14	100
GRANTOR: BRADY-PEWETT MARY FRA						
GRANTEE: BRADY-PEWETT MARY F						
1233/0681	9/26/2011	WD	U	I	11	100
GRANTOR: JOSEPH R LEBEAU & MAR						
GRANTEE: JOSEPH R LEBEAU & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S34 E26 FGR= S23 E20 N23 W20$ E20 N34$.

LAND DESCRIPTION

TOTAL OB/XF 1,165

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS