

COLUMBIA COUNTY

Property Appraiser

Parcel 34-3S-17-07018-109

Owners

SECOY WILLIAM M
SECOY JOLANDA M
256 SE PEARL TER
LAKE CITY, FL 32025-1867

Parcel Summary

Location	256 SE PEARL TER
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.2000
Section	34
Township	3S
Range	17
Subdivision	ESIDE VILL
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

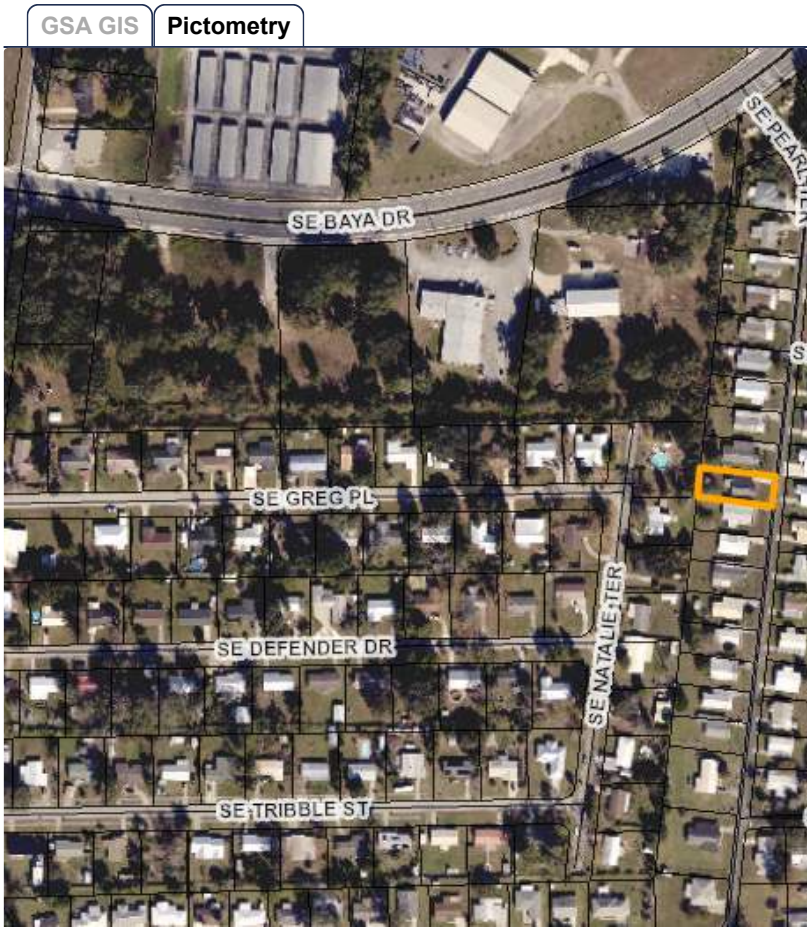
Legal Description

LOT 9 EASTSIDE VILLAGE S/D.

690-596, 742-1313, 877-2411, 907-1546, 988-803,
PB 1027-2605, 1033-413, 1051-908, WD 1093-2001,
WD 1346-1488,

Working Values

	2025
Total Building	\$97,866
Total Extra Features	\$1,000
Total Market Land	\$22,500
Total Ag Land	\$0
Total Market	\$121,366
Total Assessed	\$73,904
Total Exempt	\$53,904
Total Taxable	\$20,000
SOH Diff	\$47,462



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Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$95,142	\$86,988	\$75,211	\$63,426	\$57,992	\$53,461
Total Extra Features	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Total Market Land	\$22,500	\$22,500	\$18,000	\$15,000	\$13,000	\$13,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$118,642	\$110,488	\$94,211	\$79,426	\$71,992	\$67,461
Total Assessed	\$71,821	\$69,729	\$67,698	\$65,726	\$64,819	\$63,362
Total Exempt	\$51,821	\$49,729	\$43,198	\$41,226	\$40,319	\$38,862
Total Taxable	\$20,000	\$20,000	\$24,500	\$24,500	\$24,500	\$24,500
SOH Diff	\$46,821	\$40,759	\$26,513	\$13,700	\$7,173	\$4,099

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1346/1488	2017-10-06	Q	01	WARRANTY DEED	Improved	\$85,000	Grantor: LINDA VIBBART Grantee: WILLIAM M & JOLANDA M SECOY (H/W)
WD 1093/2001	2006-08-22	Q		WARRANTY DEED	Improved	\$125,000	Grantor: PEREGO Grantee: LINDA VIBBART
WD 1051/0910	2005-07-06	Q		WARRANTY DEED	Improved	\$90,000	Grantor: SUMMERS & FREEMAN TRUSTEE OF PACOWSKI Grantee: PEREGO
WD 1051/0908	2005-07-06	Q	01	WARRANTY DEED	Improved	\$100	Grantor: SUMMERS & FREEMAN TRUSTEES OF PACOWSKI Grantee: PEREGO
WD 0907/1546	2000-08-02	Q		WARRANTY DEED	Improved	\$56,000	Grantor: WIGHT Grantee: PACOWSKI AS TRUSTEE
WD 0877/2411	1999-04-05	Q		WARRANTY DEED	Improved	\$53,900	Grantor: BAXTER Grantee: WIGHT
WD 0742/1313	1991-03-07	Q		WARRANTY DEED	Improved	\$50,000	Grantor: TURNER Grantee: BAXTER
WD 0690/0596	1989-06-30	U		WARRANTY DEED	Improved	\$46,500	Grantor: HORNE KERMIT Grantee: TURNER CLAYTON

Buildings

Building # 1, Section # 1, 57992, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1032	\$150,563	1989	1989	0.00%	35.00%	65.00%	\$97,866

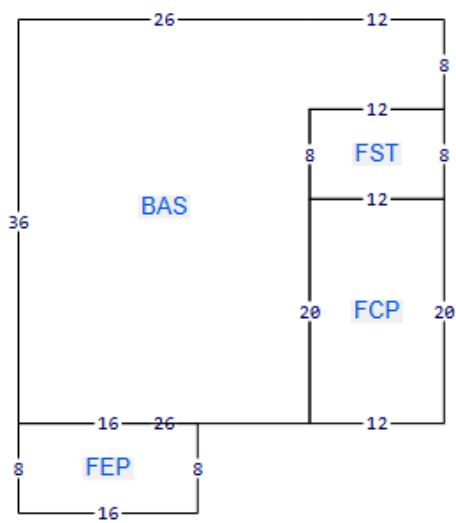
Structural Elements

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,032	100%	1,032

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Type	Gross Area	Percent of Base	Adjusted Area
FCP	240	25%	60
FEP	128	80%	102
FST	96	55%	53



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0.00	0	100%	\$700
0120	CLFENCE 4			1.00	\$0.00	2012	100%	\$300

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF/MH-2	.00	.00	1.00	\$22,500.00/LT	0.20	1.00	\$22,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	6597	ADDN SFR	COMPLETED	ADDN SFR

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 15, 2025.