(AKA PART LOT 1 CATALINA S/D):
COMM NW COR OF LOT 1 EASTSIDE VI
FT FOR POB, RUN E 142.82 FT TO W

WILLIAMS VIVIAN K LIVING TRUST
142 SE PEARL TER
LAKE CITY, FL 32025

2022

34-3S-17-07018-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

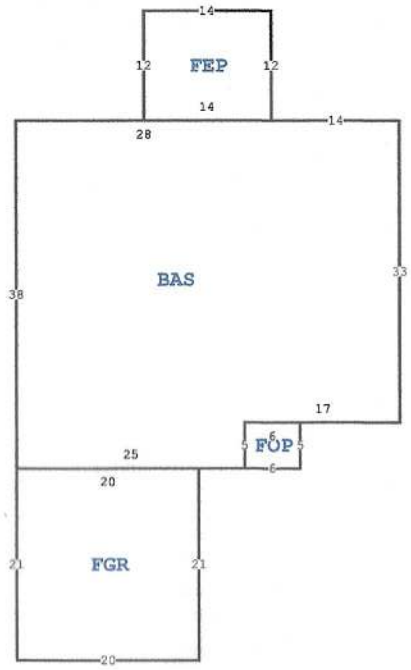
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	93,748
FEP	168	80	134	8,314
FGR	420	55	231	14,332
FOP	30	30	9	558
TOTALS	2,129		1,885	116,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	109.6920	91.04	171,610	1995	1995	0	0	0	31.85	68.15

1 SINGLE FAM - 100% - 2006 HX Base Yr 2006



142 SE PEARL Ter, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,952
TOTAL MARKET OB/XF VALUE		1,166
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		133,418
SOH/AGL Deduction		30,010
ASSESSED VALUE		103,408
TOTAL EXEMPTION VALUE	HX HB WX SX	100,500
BASE TAXABLE VALUE		2,908
TOTAL JUST VALUE		133,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2036	4/06/2022	WD	U	I	11	100
GRANTOR: WILLIAMS VIVIAN K						
GRANTEE: WILLIAMS VIVIAN K L						
1056/1729	8/29/2005	WD	Q	I		133,000
GRANTOR: VIVIAN & JIMMIE PATTE						
GRANTEE: VIVIAN K WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N12 W14 S12 E14 $ W28 S38 FGR= S21 E20 N21 W20$ E25 FOP= E6 N5 W6 S5$ N5 E17 N33$.

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	777.00	UT	1.50	1.50	100	1995	1995	3	100	1,166	

LAND DESCRIPTION

TOTAL OB/XF 1,166

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 02/09/2017 BY DFRP Total Acres: 0.24 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 08/04/2022