

BEG SW COR OF NE1/4 OF NW1/4, RU
78 DEG E 438.15 FT, S 386.71 FT,
POB.

CLARKE TRACEY K/TUMLINSON PHILIP
1277 SW PAUL PEARCE LN
LAKE CITY, FL 32024-5492

2024

21-5S-17-09314-000



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 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 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	02
NEIGHBORHOOD/LOC	21517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,222	100	3,222	263,664
FGR	638	55	351	28,724
FOP	259	30	78	6,383
FOP	429	30	129	10,556
TOTALS	4,548		3,780	309,327

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	2,462.00	UT	1.50	1.50
2	0280	POOL R/CON	0 100	16	44	704.00	UT	70.00	70.00
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	4.26

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,780	106.9700	109.11	412,436	2003	2003	0	0	25.00	75.00	
2 SINGLE FAM - 100% - 2013												
Heated Area: 3222 HX Base Yr 2013												
1277 SW PAUL PEARCE LN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/05/2023 MLU												

TOTAL OB/XF												
19,677												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		309,327	
TOTAL MARKET OB/XF VALUE		19,677	
TOTAL LAND VALUE - MARKET		36,210	
TOTAL MARKET VALUE		365,214	
SOH/AGL Deduction		115,565	
ASSESSED VALUE		249,649	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		199,649	
TOTAL JUST VALUE		365,214	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,865	

SALE:1:1: &/70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26143	POOL	300	08/17/2007
20258	SFR	559	12/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1512/2173	4/04/2024	QC	U	I	11	100	
GRANTOR: CLARKE TRACEY K							
GRANTEE: CLARKE TRACEY K							
1233/0015	4/05/2012	WD	U	I	38	205,000	
GRANTOR: TARA M & MICHAEL L KR							
GRANTEE: TRACEY K CLARKE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 S3 FGR= W29 S22 E29 N22\$ S22 W35 S15 E6 S16 E16 FOP= E48 N10 W29 L2 D2 W5 U2 L2 W5 S5 L5 D5 \$ U5 R5 N5 E5 R2 D2 E5 U2 R2 E29 S10 E21 N6 E6 N20 W6 N6 W14 FOP= N24 W20 S7 E13 S17 E7\$ W7 N17 W13 N7\$.									