

COMM NW COR OF SW1/4 OF SE1/4, S
386.68 FT, N 3 FT, E 694.66 FT T
SISTERS WELCOME RD, S 28 DEG W 6

PEELER EARL
PO BOX 2238
LAKE CITY, FL 32056

2026

01-4S-16-02697-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	1416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,888	100		3,888	506,155
FGR	850	55		468	60,926
FHS	495	60		297	38,665
FOP	194	30		58	7,550
FST	126	55		69	8,982
PTO	288	5		14	1,822

TOTALS	5,841			4,794	624,102
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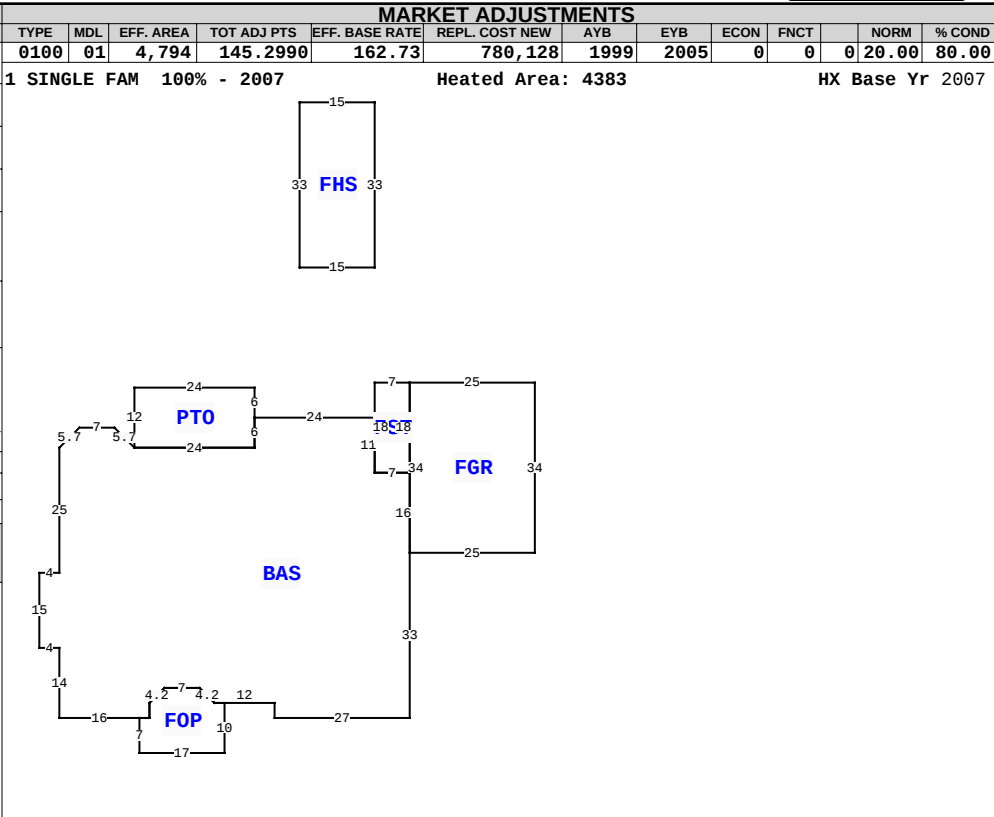
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN, MT	0	100	40	60	2,000.00	UT	18.00	18.00	100	2007	2007	3	100	36,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	6,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,900	
5	0083	DOCK-LAKE	0	100	104	6	624.00	UT	11.50	11.50	100	2009	2000	3	100	7,176	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
8	0260	PAVEMENT-A	0	100	8	085	8,680.00	UT	1.50	1.50	100	0	0	3	100	13,020	
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
10	0280	POOL R/CON	0	100	17	36	612.00	UT	70.00	70.00	100	2013	2013	3	74	31,702	

LAND DESCRIPTION																	
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

1	0100	C	SFR	100		00	0.00	0.00	9.86	AC		1.00	1.00	1.00	14,000.00	14,000.00	138,040

REVIEW DATE	08/16/2023	BY	KS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1258 SW SISTERS WELCOME RD, LAKE CITY

TOTAL OB/XF																	
																	103,998

TOTAL OB/XF																	
																	103,998

Total Acres:	9.86	Total Land Value:	138,040	Market:	0	Agricultural:	0	Common:	138,040
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COLUMBIA COUNTY PROPERTY																	
VALUATION SUMMARY																	

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	624,102
TOTAL MARKET OB/XF VALUE	154,534
TOTAL LAND VALUE - MARKET	138,040
TOTAL MARKET VALUE	916,676
SOH/AGL Deduction	423,962
ASSESSED VALUE	492,714
TOTAL EXEMPTION VALUE	105,722
BASE TAXABLE VALUE	386,992
TOTAL JUST VALUE	916,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046363	Roof Replacement	13,500	01/25/2023
000043300	Electrical Serv	0	12/06/2021
31552	POOL ENCL	170	10/31/2013
31299	POOL	200	07/31/2013
26363	GARAGE	195	10/25/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1139/1639	12/28/2007	QC	Q	I	06
GRANTOR: JUSTIN PEELER					
GRANTEE: EARL PEELER					
1093/2628	8/24/2006	WD	Q	I	06
GRANTOR: JUSTIN PEELER					
GRANTEE: JUSTIN PEELER & EAR					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[ORIG=0,0] W24 S6 W24 U4L4 W7 D4L4 S25 W4 S15 E4 S14 E16 E2 N3 U3R3 E7 D3R3 E12 S3 E27 N33 N16 W7 N11 \$					
FGR=[ORIG=7,27] E25 N34 W25 S34 \$					
FHS=[ORIG=0,-30] N33 W15 S33 E15 \$					
PTO=[ORIG=-24,0] N6 W24 S12 E24 N6 \$					
FOP=[ORIG=-47,60] S7 E17 N10 W2 U3L3 W7 D3L3 S3 W2 \$					
FST=[ORIG=7,11] N18 W7 S18 E7 \$					
PTR=[ORIG=0,0] N30 S30 \$					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
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