COMM NW COR OF SW1/4 OF SE1/4,
RUN S 724.82 FT, E 208.73 FT,
S 208.73 FT TO N R/W OF A 60

PEELER EARL/PEELER HUNTER
P O BOX 2238
LAKE CITY, FL 32056

2026

01-4S-16-02697-002

BUILDING CHARACTERISTICS

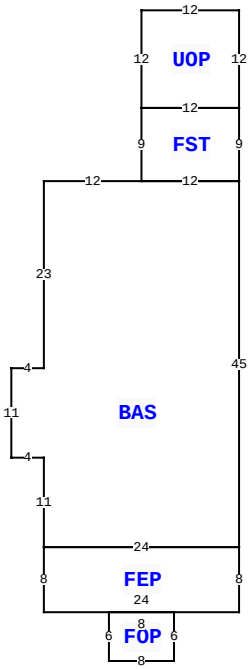
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100		1,124	94,731
FEP	192	80		154	12,979
FOP	48	30		14	1,180
FST	108	55		59	4,973
UOP	144	20		29	2,444
TOTALS	1,616			1,380	116,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,380	107.5000	120.40	166,152	1925	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 1124 HX Base Yr



1360 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,306
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	14,260
TOTAL MARKET VALUE	135,166
SOH/AGL Deduction	0
ASSESSED VALUE	135,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,166
TOTAL JUST VALUE	135,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40981	ELECTRICAL		12/07/2020
39150	REMODEL	0	01/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/1633	12/07/2020	QC	U	I	30	100

GRANTOR: PEELER EARL

GRANTEE: PEELER EARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S23 W4 S11 E4 S11 E24 N45 W12 $
FEP=[ORIG=-12,45] S8 E24 N8 W24 $
UOP=[ORIG=0,-21] E12 S12 W12 N12 $
FST=[ORIG=12,0] N9 W12 S9 E12 $
FOP=[ORIG=-4,53] E8 S6 W8 N6 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	0		A-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,260							

REVIEW DATE 08/16/2023 BY JB Total Acres: 1.24 Total Land Value: 14,260 Market: 0 Agricultural: 0 Common: 14,260 PRINTED 11/20/2025 BY SYS