COMM NW COR OF SW1/4 OF SE1/4, S
POB, N 81 DEG E 242.85 FT, N 77
S 28 DEG W 232.41 FT, S 61 DEG E

PEELER EARL
PO BOX 2238
LAKE CITY, FL 32056

2026

01-4S-16-02697-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

161 SW COVEY CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,680
TOTAL MARKET VALUE	1,439
SOH/AGL Deduction	0
ASSESSED VALUE	1,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,439
TOTAL JUST VALUE	71,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052017	New Residential C	110,000	01/07/2025
000052007	Right-of-Way Acce		01/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1639	12/28/2007	QC	Q	I	06	100
GRANTOR: JUSTIN PEELER						
GRANTEE: EARL PEELER						
1093/2628	8/24/2006	WD	Q	I	06	100
GRANTOR: JUSTIN PEELER						
GRANTEE: JUSTIN PEELER & EAR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		00	0.00	0.00	5.12	AC		1.00	1.00	1.00	281.00	281.00	1,439							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	71,680							

REVIEW DATE 08/16/2023 BY KS Total Acres: 5.12 Total Land Value: 1,439 Market: 71,680 Agricultural: 1,439 Common: 0 PRINTED 11/20/2025 BY SYS