BEG SW COR OF NW1/4 OF SE1/4,
RUN N 330 FT, E APPROX 386.86
FT, S 330 FT W 386.86 FT TO

GRAHAM LESLIE FAYE PEELER
P O BOX 3414
LAKE CITY, FL 32056-3414

2026

01-4S-16-02698-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

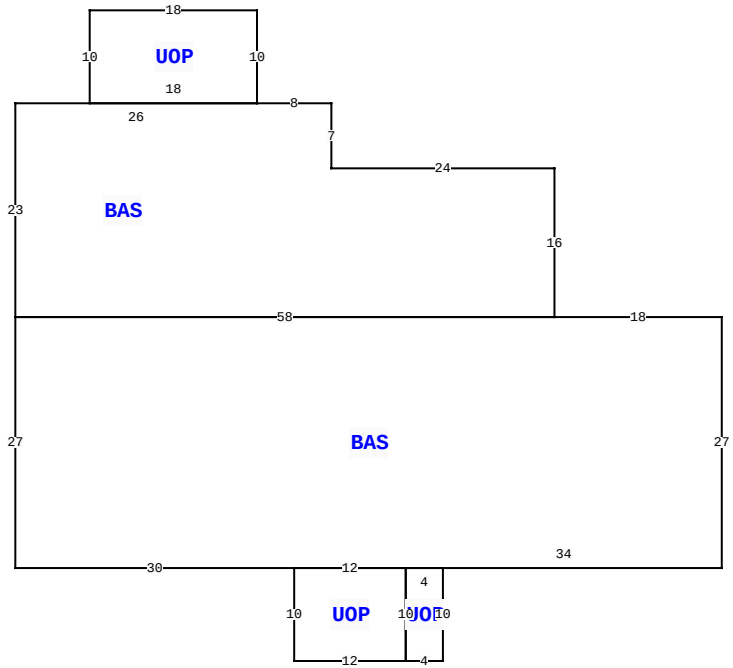
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,166	100		1,166	64,194
BAS	2,052	100		2,052	112,973
UOP	40	20		8	441
UOP	120	20		24	1,321
UOP	180	20		36	1,982
TOTALS	3,558			3,286	180,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	3,286	108.8000	100.10	328,929	1999	1999	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2004 Heated Area: 3218 HX Base Yr 2004



189 SW SANDPIPER 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		180,911
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		52,740
TOTAL MARKET VALUE		241,851
SOH/AGL Deduction		99,004
ASSESSED VALUE		142,847
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,125
TOTAL JUST VALUE		241,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34896	PUMP/UTPOL	50	02/01/2017
15627	M H	125	06/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0930/1602	7/06/2001	QC	Q	V	06	100
GRANTOR: EARL & FAYE PEELER						
GRANTEE: LESLIE FAYE PEELER						
0929/2441	6/22/2001	QC	Q	V	06	100
GRANTOR: EARL & FAYE PEELER						
GRANTEE: LESLIE FAYE PEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N16 W24 N7 W8 UOP= N10 W18 S10 E18$ W26 S23 E58$ W58 S27 E30 UOP= S10 E12 N10 W12$ E12 UOP= S10 E4 N10 W4$ E34 N27 $.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		A-1	0.00	0.00	2.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	52,740							

REVIEW DATE 08/16/2023 BY JB Total Acres: 2.93 Total Land Value: 52,740 Market: 0 Agricultural: 0 Common: 52,740 PRINTED 11/20/2025 BY SYS