BEG NE COR OF SE1/4, W 541.66 FT
727.01 FT, N 536 FT TO POB EX 1
1024-2512 & COMM AT NE COR OF SE

PEELER LESLIE EARL
P O BOX 2238
LAKE CITY, FL 32056-2238

**2026**

**01-4S-16-02703-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1563 SW CENTURY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 44,042 |
| TOTAL MARKET VALUE | 44,042 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 44,042 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 44,042 |
| TOTAL JUST VALUE | 44,042 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 44,042 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1163/0834 | 12/04/2008 | WD | Q | V | 03 | 100 |
| GRANTOR: LESLIE E PEELER | | | | | | |
| GRANTEE: CITY OF LAKE CITY | | | | | | |
| 1039/1855 | 12/10/2004 | WD | Q | V | 03 | 50,000 |
| GRANTOR: FEAGLE & SMITH | | | | | | |
| GRANTEE: PEELER | | | | | | |

### 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 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 1.87 | AC | | 1.00 | 1.00 | 0.85 | 21,500.00 | 18,275.00 | 34,174 | | | | | | | |
| 2 | 1000 | C | VACANT COMME | 0 | | | 0.00 | 0.00 | 0.46 | AC | | 1.00 | 1.00 | 1.00 | 21,500.00 | 21,500.00 | 9,868 | | | | | | | |

REVIEW DATE 08/15/2023 BY KS Total Acres: 2.33 Total Land Value: 44,042 Market: 0 Agricultural: 0 Common: 44,042 PRINTED 11/18/2025 BY SYS