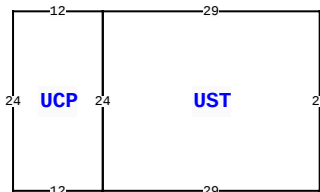
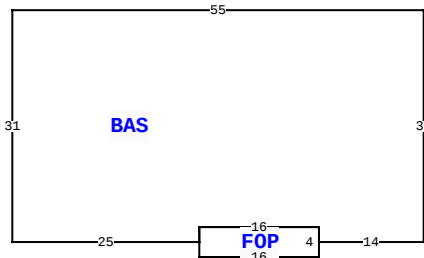


PEELER CHARLES A/PEELER DIANNA L
2054 SW DAIRY ST
LAKE CITY, FL 32024

08-5S-16-03489-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																	
Exterior Wall	32	HARDIE BRD 80								0100	01	2,063	80.6652	90.35	186,392	1940	1940	0	0	15	35.00	50.00	VALUATION BY																
Exterior Wall	20	FACE BRICK 20								1 SINGLE FAM 0% - 0														Heated Area: 1673															
Roof Structur	03	GABLE/HIP 100																						HX Base Yr															
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE								415,118							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								7,109							
Interior Floo	14	CARPET 90																						TOTAL MARKET VALUE - MARKET								133,920							
Interior Floo	06	VINYL ASB 10																						TOTAL MARKET VALUE								442,991							
Air Condition	03	CENTRAL 100								SOH/AGL Deduction								112,905																					
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE								330,086																					
Bedrooms		3 100								TOTAL EXEMPTION VALUE								HX HB 50,722																					
Bathrooms		2 100								BASE TAXABLE VALUE								279,364																					
Frame	01	NONE 100								TOTAL JUST VALUE								556,147																					
Stories	1.	1. 100								NCON VALUE								0																					
Architectual	05	CONV 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE								560,618																					
Condition Adj	01	01 100																																					
Kitchen Adjus	01	01 100																																					
Quality	03	03																																					
DOR CODE	5000	IMPROVED AG																																					
MAP NUM		02																																					
NEIGHBORHOOD/LOC	8516.00	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,673	100		1,673	75,578																																		
FOP	64	30		19	859																																		
UCP	288	20		58	2,620																																		
UST	696	45		313	14,140																																		
TOTALS	2,721			2,063	93,196																																		
EXTRA FEATURES					2054 SW DAIRY ST, LAKE CITY										BLD DATE				LGL DATE				05/10/2024				MLU												
									XF DATE				LAND DATE																										
									INC DATE				AG DATE																										
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	0166	CONC, PAVMT	0	100	0	0	606.00	UT	1.50	1.50	100	1997	1997	3	100	909																							
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																							
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																							
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																							
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																							
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,900																							
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																							
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500																							
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200																							
10	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000																							
LAND DESCRIPTION										TOTAL OB/XF										7,109																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000																						
2	0100	C	SFR			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000																						
3	5200	A	CROPLAND 2			A-1	0.00	0.00	12.74	AC		1.00	1.00	1.00	370.00	370.00	4,714																						
4	5997	A	RIVERS/BAYS/			A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50																						
5	9910	M	MKT. VAL. AG			A-1	0.00	0.00	14.74	AC		1.00	1.00	1.00	8,000.00	8,000.00	117,920																						
REVIEW DATE		01/24/2022		BY		JB		Total Acres: 16.74			Total Land Value: 20,764			Market: 117,920			Agricultural: 4,764			Common: 16,000			PRINTED 11/18/2025 BY SYS																

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