BEG SW COR OF THE NW1/4, RUN N 1
E 278.81 FT, S 779.87 FT, E 382.
544.09 FT, W 661.13 FT TO POB.

PEELER CHARLES A JR/PEELER LYNDSIE
942 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03489-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8516.00	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

BLD DATE		LGL DATE	05/10/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,000
TOTAL MARKET VALUE	5,896
SOH/AGL Deduction	0
ASSESSED VALUE	5,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,896
TOTAL JUST VALUE	106,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0637	10/18/2018	WD	U	I	30	250,000
GRANTOR: KATHRYN PEELER & WALT						
GRANTEE: CHARLES A PEELER JR						
0571/0580	4/01/1985	WD	Q	V	01	23,200
GRANTOR:						
GRANTEE:						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.25	AC		1.00	1.00	1.00	445.00	445.00	5,896							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.25	AC		1.00	1.00	1.00	8,000.00	8,000.00	106,000							

REVIEW DATE 05/10/2024 BY MLU Total Acres: 13.25 Total Land Value: 5,896 Market: 106,000 Agricultural: 5,896 Common: 0 PRINTED 11/18/2025 BY SYS