LOT 41 THE HUNT PLACE S/D.
456-90, 445-13, 462-303, WD 1041

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

2026

08-5S-16-03490-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

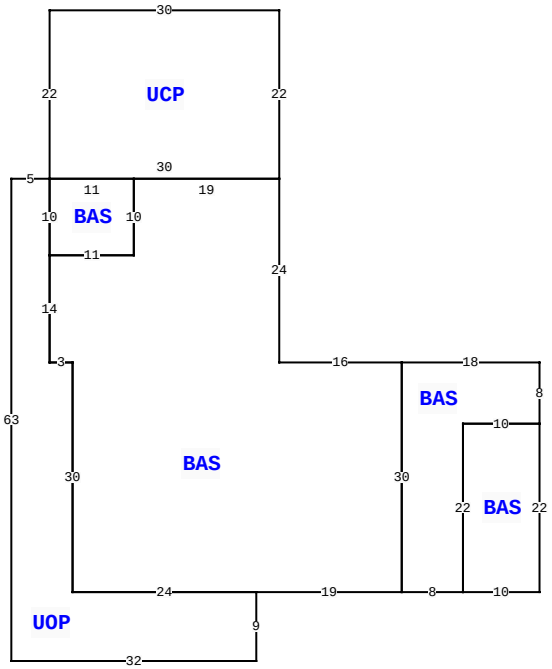
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	8,679
BAS	220	100		220	17,359
BAS	320	100		320	25,249
BAS	1,900	100		1,900	149,917
UCP	660	20		132	10,415
UOP	648	20		130	10,258
TOTALS	3,858			2,812	221,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,812	108.3840	121.39	341,349	1970	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2550 HX Base Yr 2019



942 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,877
TOTAL MARKET OB/XF VALUE		57,484
TOTAL LAND VALUE - MARKET		95,475
TOTAL MARKET VALUE		292,888
SOH/AGL Deduction		61,259
ASSESSED VALUE		231,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,907
TOTAL JUST VALUE		374,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043575	Swimming Pool and	48,000	01/24/2022
14014	POOL	75	05/13/1998

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= W11 S10 E11 N10$ S10 W11 UOP= N10 W5 S63 E32 N9 W24 N30 W3 N14$ S14 E3 S30 E24 E19 BAS= E8 BAS= E10 N22 W10 S22$ N22 E10N8 W18 S30$ N30 W16 N24 UCP= N22 W30S22 E30$.

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	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	6.00	6.00	100	1993	1993	3	100	9,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2023	2022		95	36,176	
8	0166	CONC,PAVMT	0	100	0	0	1,936.00	UT	3.00	3.00	100	2023	2022		100	5,808	

LAND DESCRIPTION

TOTAL OB/XF 57,484

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	445.00	445.00	4,027							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,975							

REVIEW DATE 09/21/2022 BY HC Total Acres: 10.05 Total Land Value: 13,527 Market: 85,975 Agricultural: 4,027 Common: 9,500 PRINTED 10/03/2025 BY SYS