LOT 27 MAY-FAIR S/D UNIT 2.
ORB 778-634, 881-1257, 882-2323,

PETERSON LLOYD E/PETERSON SANDRA H
203 SE PEBBLE CREEK TER
LAKE CITY, FL 32025

2026

11-4S-16-02911-227

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

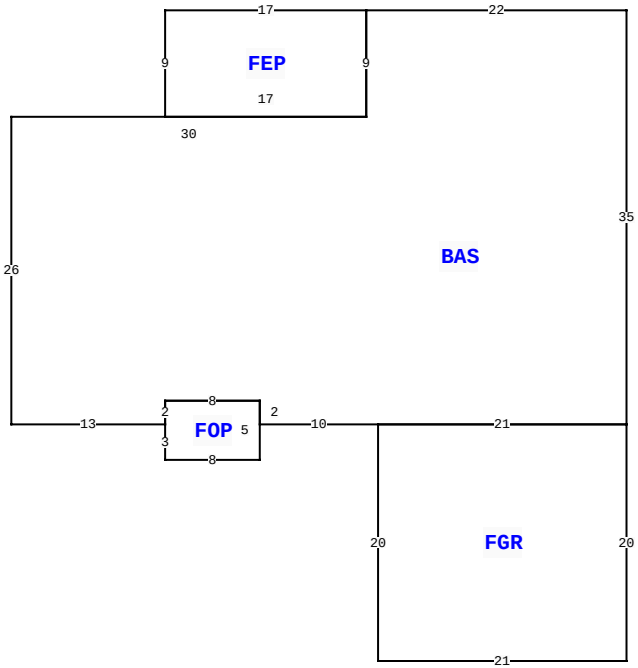
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	144,254
FEP	153	80		122	11,473
FGR	420	55		231	21,723
FOP	40	30		12	1,128
TOTALS	2,147			1,899	178,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	127.9880	143.35	272,222	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 0% - 0 Heated Area: 1534 HX Base Yr



144 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,578
TOTAL MARKET OB/XF VALUE	6,664
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	220,242
SOH/AGL Deduction	0
ASSESSED VALUE	220,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,242
TOTAL JUST VALUE	220,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27354	REMODEL	400	09/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0882/2323	6/17/1999	WD	Q	I	01	59,400
GRANTOR: DESIREE' WAITERS						
GRANTEE: PETERSON (DISTRESSE						
0881/1257	5/07/1999	WD	Q	I	01	0
GRANTOR: DAVID WAITERS						
GRANTEE: DESIREE WAITERS						

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	0166	CONC,PAVMT	0	0	0	0	1,403.00	UT	1.40	1.40	100	0	0	3	100	1,964	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0030	BARN,MT	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2024	2023		100	4,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FEP= W17 S9 E17 N9$ S9 W30 S26 E13 FOP= S3 E8 N5 W8 S2$ N2 E8 S2 E10 FGR= S20 E21 N20 W21$ E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 6,664

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS