LOT 40 HI-DRI ACRES UNIT 2.

510-758, 780-2157, 785-2407, 802

PEEK CHARLES R
235 SW GOOSE PL
LAKE CITY, FL 32024

2026

15-5S-16-03626-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

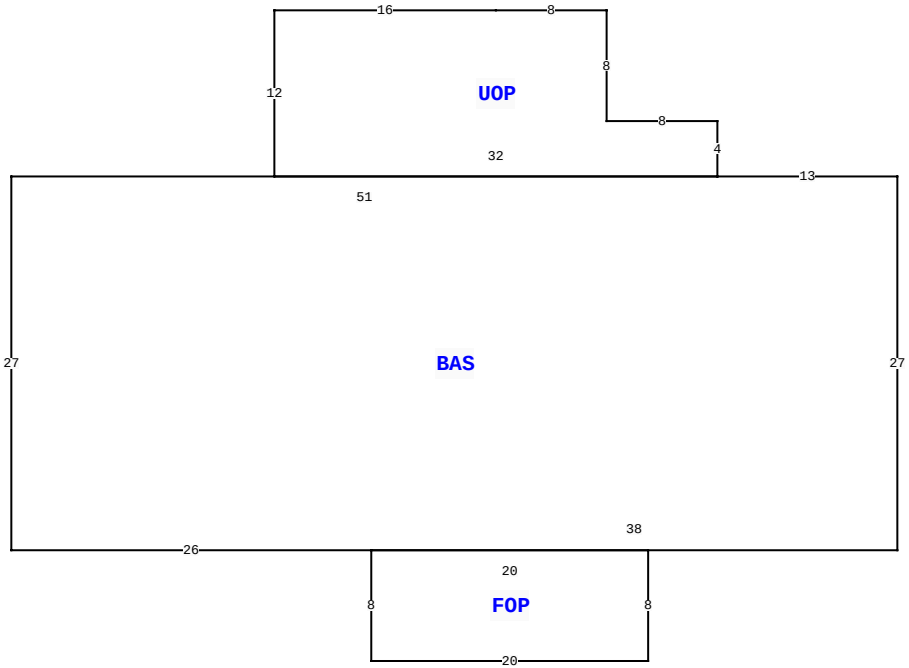
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	43,262
FOP	160	35		56	1,402
UOP	320	25		80	2,003
TOTALS	2,208			1,864	46,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,864	104.3100	62.59	116,668	1989	1989	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 1728 HX Base Yr 2024



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

235 SW GOOSE PL, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,667
TOTAL MARKET OB/XF VALUE		9,120
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		78,287
SOH/AGL Deduction		9,874
ASSESSED VALUE		68,413
TOTAL EXEMPTION VALUE	HX HB	43,413
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		78,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23335	M H	0	06/28/2005
8046	M H	125	02/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2774	2/16/2023	QC	U	I	11	100
GRANTOR: PEEK OLIVIA						
GRANTEE: PEEK CHARLES R						
1471/578	7/14/2022	PB	U	I	18	0
GRANTOR: PEEK DEBRA LOUISE						
GRANTEE: PEEK OLIVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N4 W8 N8 W8 W16 S12 E32$ W51 S27 E26 FOP= S8 E20 N8 W20$ E38 N27 $.

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	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	2005	2005	3	50	600	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	50	2005	2005	3	50	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,120

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	0102	C	SFR/MH	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

REVIEW DATE 10/08/2019 BY BC Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS