COMM NE COR OF NW1/4 OF NE1/4, W
POB, S 170 FT, W 304.05 FT, N 17
FT TO POB.

PEELER LESLIE EARL/PEELER HUNTER
PO BOX 2238
LAKE CITY, FL 32056

2026

19-4S-17-08489-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

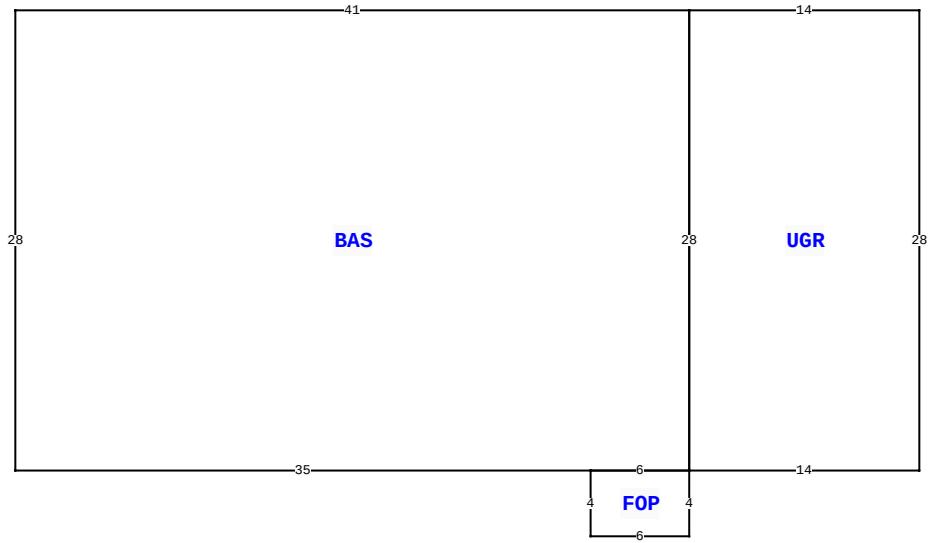
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	75,030
FOP	24	30		7	458
UGR	392	45		176	11,503
TOTALS	1,564			1,331	86,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	89.7750	100.55	133,832	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1148 HX Base Yr



2697 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	86,991
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,800
TOTAL MARKET VALUE	109,791
SOH/AGL Deduction	0
ASSESSED VALUE	109,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,791
TOTAL JUST VALUE	109,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049023	Remodel	25,000	01/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/868	5/11/2023	WD	U	I	30	200,000

GRANTOR: PEELER CHARLES A

GRANTEE: PEELER LESLIE EARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S28 E35 FOP= S4 E6N4 W6$ E6 UGR= E14 N28 W14 S28$ N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-	1285.00	170.00	1.14	AC		1.00	1.00	1.00	20,000.00	20,000.00	22,800							

REVIEW DATE 05/22/2017 BY RP Total Acres: 1.14 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800 PRINTED 11/11/2025 BY SYS