

S1/2 OF W1/2 OF SW1/4 OF SW1/4
OF SE1/4. (AKA PART OF LOT 7
BLOCK A RANCHETTES S/D UNREC)

PEACOCK JANE K
533 NW SATURN LANE
LAKE CITY, FL 32055

2026

21-3S-16-02233-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN 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		0100 SINGLE FAMILY			
MAP NUM					01
NEIGHBORHOOD/LOC		21316.050 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	131,843
TOTALS	1,666			1,666	131,843

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,666	108.7020	121.75	202,836	1990	1990	0	0	35.00	65.00
1 SINGLE FAM		100% - 0		Heated Area: 1666				HX Base Yr			
32 48 42 35 10 13 BAS											
TOTALS											

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

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 2								Tax Dist:				
BUILDING MARKET VALUE								131,843				
TOTAL MARKET OB/XF VALUE								18,176				
TOTAL LAND VALUE - MARKET								37,500				
TOTAL MARKET VALUE								187,519				
SOH/AGL Deduction								68,417				
ASSESSED VALUE								119,102				
TOTAL EXEMPTION VALUE								HX HB WX		55,722		
BASE TAXABLE VALUE								63,380				
TOTAL JUST VALUE								187,519				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								187,519				
SALE:1:1: MH HERE												

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