BEG 759.5 FT N & 100 FT E OF SW OF SW1/4, RUN N 303.8 FT, E 180 FT, W 180 FT TO POB EX .63 AC DE

COOK SANDRA/COOK LARRY
530 SE PEACOCK TER
LAKE CITY, FL 32025

2026

23-4S-17-08715-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

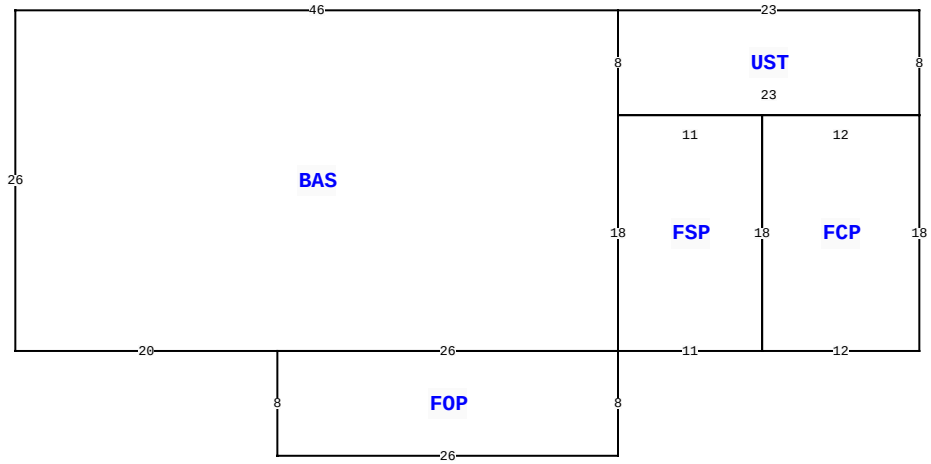
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	31,546
FCP	216	25		54	1,424
FOP	208	35		73	1,926
FSP	198	40		79	2,084
UST	184	45		83	2,189
TOTALS	2,002			1,485	39,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,485	109.9000	65.94	97,921	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1196 HX Base Yr



560 SE PEACOCK TER, 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	39,168
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	7,056
TOTAL MARKET VALUE	53,224
SOH/AGL Deduction	0
ASSESSED VALUE	53,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,224
TOTAL JUST VALUE	53,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,224

XFOB:1:1: SPRINGHILL MH

BLDG:1:1: SPRINGHILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1318/2028	6/30/2016	LE	U	I	14	100
GRANTOR: CATHERINE E DICKS (RE						
GRANTEE: LARRY E & SANDRA J						
1299/0951	8/12/2015	LE	U	I	14	100
GRANTOR: CATHERINE E DICKS (RE						
GRANTEE: LARRY E & SANDRA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 E20 FOP= S8 E26N8 W26$ E26 FSP= E11 FCP= E12 N18 W12 S18$ N18 W11 S18$ N18 UST= E23 N8 W23 S8$ N8$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	0.63	AC		1.00	1.00	0.80	14,000.00	11,200.00	7,056							

REVIEW DATE 05/31/2017 BY BC Total Acres: 0.63 Total Land Value: 7,056 Market: 0 Agricultural: 0 Common: 7,056 PRINTED 11/10/2025 BY SYS