BEG 911.40 FT N & 100 FT E OF SW OF SW1/4 OF SEC RUN E 180 FT TO RD, N ALONG R/W 151.90 FT, W 180

COOK LARRY E/COOK SANDRA J
530 SE PEACOCK TERR
LAKE CITY, FL 32025

**2026**

**23-4S-17-08715-013**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

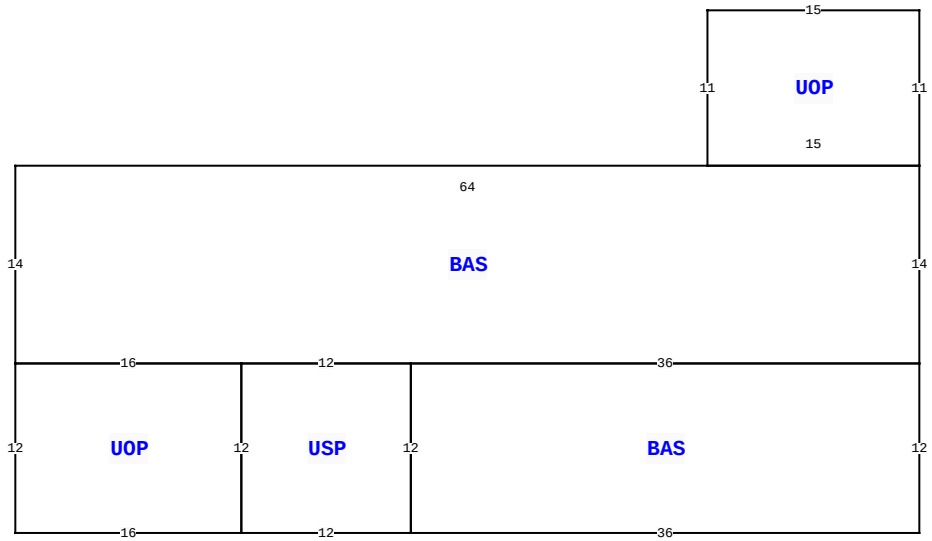
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 04 | PLYWOOD 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| 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 | 432 | 100 | | 432 | 9,094 |
| BAS | 896 | 100 | | 896 | 18,862 |
| UOP | 165 | 25 | | 41 | 863 |
| UOP | 192 | 25 | | 48 | 1,010 |
| USP | 144 | 35 | | 50 | 1,053 |
| TOTALS | 1,829 | | | 1,467 | 30,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,467 | 87.7200 | 52.63 | 77,208 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2013 Heated Area: 1328 HX Base Yr 2013




530 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 | | 30,883 |
| TOTAL MARKET OB/XF VALUE | | 4,403 |
| TOTAL LAND VALUE - MARKET | | 12,083 |
| TOTAL MARKET VALUE | | 47,369 |
| SOH/AGL Deduction | | 21,159 |
| ASSESSED VALUE | | 26,210 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 1,210 |
| TOTAL JUST VALUE | | 47,369 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 47,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1233/0977 | 4/11/2012 | WD | U | I | 11 | 100 |

GRANTOR: CATHERINE E DICKS

GRANTEE: LARRY E & SANDRA J

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S14 UOP= S12 E16 N12 W16$ E16 USP= S12 E12 N12W12$ E12 BAS= S12 E36 N12 W36$ E36 N14$ UOP= N11 W15 S11 E15$.

## 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 | 0080 | DECKING | 0 | 100 | 12 | 28 | 336.00 | UT | 1.20 | 1.20 | 100 | 0 | 0 | 3 | 100 | 403 | |
| 2 | 9946 | Well | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,403

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 0.63 | AC | | 1.00 | 1.00 | 1.37 | 14,000.00 | 19,180.00 | 12,083 | | | | | | | |

REVIEW DATE 05/31/2017 BY BC Total Acres: 0.63 Total Land Value: 12,083 Market: 0 Agricultural: 0 Common: 12,083 PRINTED 11/11/2025 BY SYS