COMM SW COR OF NE1/4 OF NW1/4, R
330 FT, N 218.71 FT FOR POB, CON
TO E LINE OF NE1/4 OF NW1/4, S 4

GRINER MARTIN E III/GRINER BARBARA S
879 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08744-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

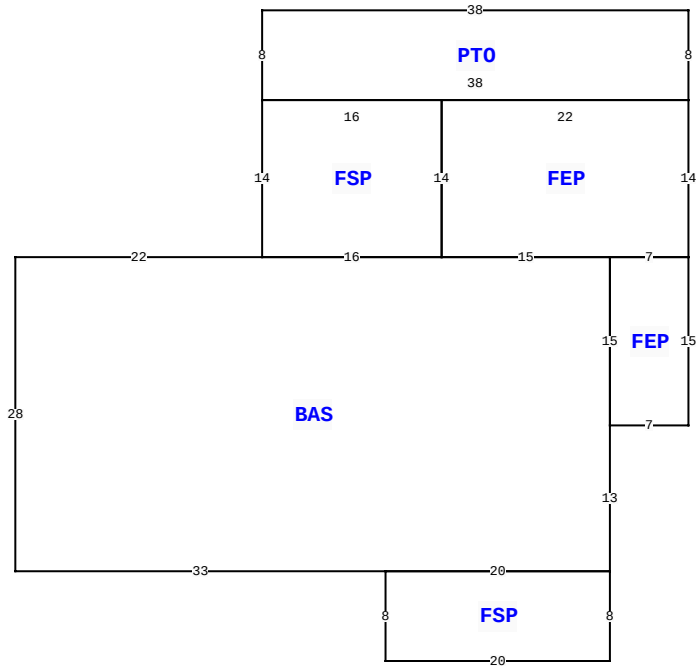
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	104,167
FEP	105	80		84	5,896
FEP	308	80		246	17,268
FSP	160	40		64	4,492
FSP	224	40		90	6,317
PTO	304	5		15	1,053
TOTALS	2,585			1,983	139,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	96.4180	107.99	214,144	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1484 HX Base Yr



877 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		139,194
TOTAL MARKET OB/XF VALUE		11,900
TOTAL LAND VALUE - MARKET		94,335
TOTAL MARKET VALUE		245,429
SOH/AGL Deduction		131,916
ASSESSED VALUE		113,513
TOTAL EXEMPTION VALUE	HX HB VX VP	113,513
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		245,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053504	Electrical Servic		07/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/182	4/24/2024	LE	U	I	14	100
GRANTOR: GRINER MARTIN E III						
GRANTEE: GRINER MARTIN E III						
1515/179	4/24/2024	WD	U	I	11	100
GRANTOR: GRINER MARTIN E III						
GRANTEE: GRINER MARTIN E III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S28 E33 FSP= S8 E20 N8 W20$ E20 N13 FEP= E7 N15 W7 S15$ N15 FEP= E7 N14 PTO= N8 W38 S8 E38$ W22 S14 E15$ W15 FSP= N14 W16 S14 E16$ W16$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0021	BARN,FR AE	0	100	35	80	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF 11,700

LAND DESCRIPTION

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	0100	C	SFR	100		A-1	0.00	0.00	9.93	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,335							

REVIEW DATE 06/20/2017 BY BC Total Acres: 9.93 Total Land Value: 94,335 Market: 0 Agricultural: 0 Common: 94,335 PRINTED 10/17/2025 BY SYS

COMM SW COR OF NE1/4 OF NW1/4, R
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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BUILDING DIMENSIONS

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11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF 200

LAND DESCRIPTION

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

REVIEW DATE 06/20/2017 BY BC Total Acres: 9.93 Total Land Value: 94,335 Market: 0 Agricultural: 0 Common: 94,335 PRINTED 10/17/2025 BY SYS