

COMM SW COR OF NE1/4 OF NW1/4,
RUN N 264 FT FOR POB, CONT N
151.84 FT, E 280 FT, S 151.65

SMITH ROBERT EARL
896 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	13	LAM/VNLPLK 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		02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	109,900
UOP	80	25		20	1,221
TOTALS	1,880			1,820	111,121

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0040	BARN, POLE	0 100	16	16	256.00	UT	2.00	
2	0296	SHED METAL	0 100	12	20	240.00	UT	5.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,820	118.1000	111.01	202,038	2006	2006	0	0	45.00	55.00	
2 MANUF 1 100% - 2020 Heated Area: 1800 HX Base Yr 2020												
BAS UOP												
896 SE PEACOCK TER, LAKE CITY												

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

TOTAL OB/XF												
8,712												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					111,121				
TOTAL MARKET OB/XF VALUE					8,712				
TOTAL LAND VALUE - MARKET					14,000				
TOTAL MARKET VALUE					133,833				
SOH/AGL Deduction					39,712				
ASSESSED VALUE					94,121				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					43,399				
TOTAL JUST VALUE					133,833				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					133,833				
BLDG:1:1: CONCORD MH									
XFOB:1:1: CONCORD MH									