

BEG SE COR OF NE1/4 OF SW1/4,
 RUN W 827.25 FT, N 295.80 FT,
 N 40 DG E 270 FT, N 26 DG E

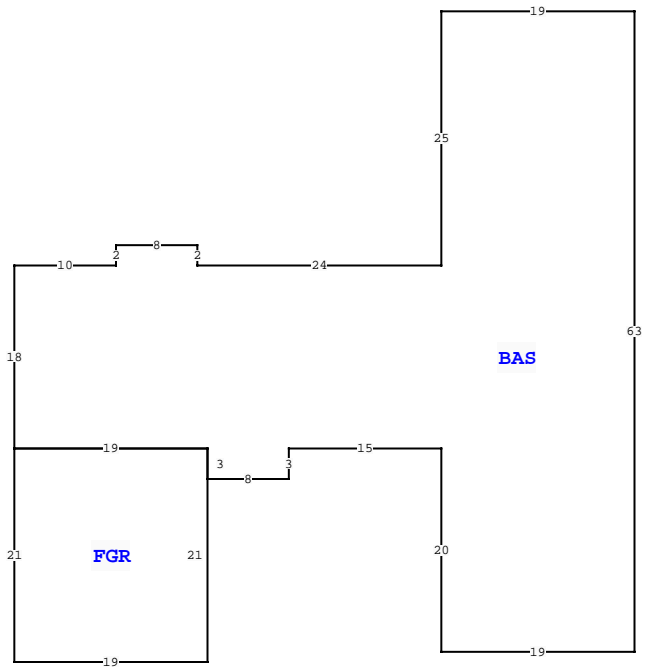
BOWLES SHANNON
 1504 SE PEACOCK TER
 LAKE CITY, FL 32025

2025

26-4S-17-08747-003


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 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	1,993	100		1,993	185,003
FGR	399	55		219	20,329
TOTALS	2,392			2,212	205,332

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,212	127.5120	142.81	315,896	1980	1980		0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1993 HX Base Yr 2020												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,332
TOTAL MARKET OB/XF VALUE			11,368
TOTAL LAND VALUE - MARKET			69,540
TOTAL MARKET VALUE			286,240
SOH/AGL Deduction			122,849
ASSESSED VALUE			163,391
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			112,669
TOTAL JUST VALUE			286,240
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,755

LAND:2:1: DO NOT REMOVE AG-JDC
 SALE:1:1: 7.32 ACRES PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1333	1/12/2018	WD Q	Q	I	01	230,000
GRANTOR: LOUIS & RACHEL NGOM &						
GRANTEE: SHANNON BOWLES						
1245/1866	12/13/2012	WD Q	Q	I	01	225,000
GRANTOR: BILL BANNER ADRIANE L						
GRANTEE: RACHEL NGOM & ETAL						

EXTRA FEATURES																
L N	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	24	288.00	UT	0.90	0.90	100	0	0	3	100	259	
2	0294	SHED WOOD/	0 100	16	24	384.00	UT	1.98	1.98	100	0	0	3	100	760	
3	0327	STABLES-SM	0 100	36	46	1,656.00	UT	4.80	4.80	100	0	0	3	100	7,949	
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0070	CARPOR UF	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	

TOTAL OB/XF													11,368				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/07/2025	MLU										

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W19 S25 W24 N2 W8 S2 W10S18 FGR= S21 E19 N21 W19 \$ E19 S3 E8 N3 E15 S20 E19 N63 \$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	7.32	AC		1.00	1.00	1.00	9,500.00	9,500.00	69,540								