

WHITE DONNELL/WHITE JESSICA LYNN
1086 SE PEACOCK TER
LAKE CITY, FL 32025

26-4S-17-08747-017

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1703MSNRY STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Architectual Units Condition Adj Kitchen Adjus

140505030401090301PREFIN MT 100 DRYWALL 100 LAM/VNLPLK 100 CENTRAL 100 AIR DUCTED 100 2 100 2 100 NONE 100 1. 100 CONV 100 0 100 03 100 01 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

05050100SINGLE FAMILYMKT AREA0226417.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,0081001,008104,147FSP9640383,926UGR5764525926,760

TOTALS

1,6801,305134,833

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT0100001.00UT0.000.001000003100300

20296SHED METAL0100001.00UT2,000.002,000.00100202620251002,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100A-10.000.001.00AC1.001.001.0014,000.0014,000.0014,000

REVIEW DATE10/09/2025BYTPTotal Acres: 1.00Total Land Value: 14,000Market: 0Agricultural: 0Common: 14,000PRINTED 10/13/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010011,305123.0000137.76179,77719822000000025.0075.00

1 SINGLE FAM100% - 2022Heated Area: 1008HX Base Yr 2022

422424243488128

BASFSPUGR

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE134,833TOTAL MARKET OB/XF VALUE2,300TOTAL LAND VALUE - MARKET14,000TOTAL MARKET VALUE151,133SOH/AGL Deduction40,925ASSESSED VALUE110,208TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE59,486TOTAL JUST VALUE151,133NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE126,218

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1543/15996/20/2025WDQI01235,000GRANTOR:MCCARTY DAVID BGRANTEE:WHITE DONNELL1451/67410/27/2021WDUI30100GRANTOR:MCCARTY DAVID BGRANTEE:MCCARTY DAVID B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S24 E8 FSP= S8 E12N8 W12\$ E34 UGR= E24 N24 W24S24\$ N24\$.