

BEG 105.60 FT N OF NW COR OF SE1
N 158.4 FT, E 275 FT, S 158.4 FT
POB (AKA LOT 19 PEACOCK S/D UNR)

SHERIDAN NICHOLS/SHERIDAN AMANDA
928 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
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	1,352	100		1,352	36,796
SFB	240	80		192	5,226
UOP	80	25		20	544
UOP	240	25		60	1,633
UST	64	45		29	789
TOTALS	1,976			1,653	44,988

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0210	GARAGE U	0	100	24	20	480.00	UT	2.64	2.64	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,653	113.4000	68.04	112,470	1985	1985	0	0	0 60.00	40.00
1 MOBILE HME 100% - 0 Heated Area: 1592 HX Base Yr											
928 SE PEACOCK TER, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				44,988			
TOTAL MARKET OB/XF VALUE				10,567			
TOTAL LAND VALUE - MARKET				14,000			
TOTAL MARKET VALUE				69,555			
SOH/AGL Deduction				31,593			
ASSESSED VALUE				37,962			
TOTAL EXEMPTION VALUE				HX HB WX SX		37,962	
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				69,555			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				69,555			
XFOB:1:1: CHAD MH							