BEG 686.40 FT S OF NW COR OF
SE1/4 OF NW1/4, RUN E 275 FT,
S 316.80 FT, W 275 FT, N 316.8

GARDNER KELLY
1132 SE PEACOCK TERR
LAKE CITY, FL 32025

2026

26-4S-17-08747-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

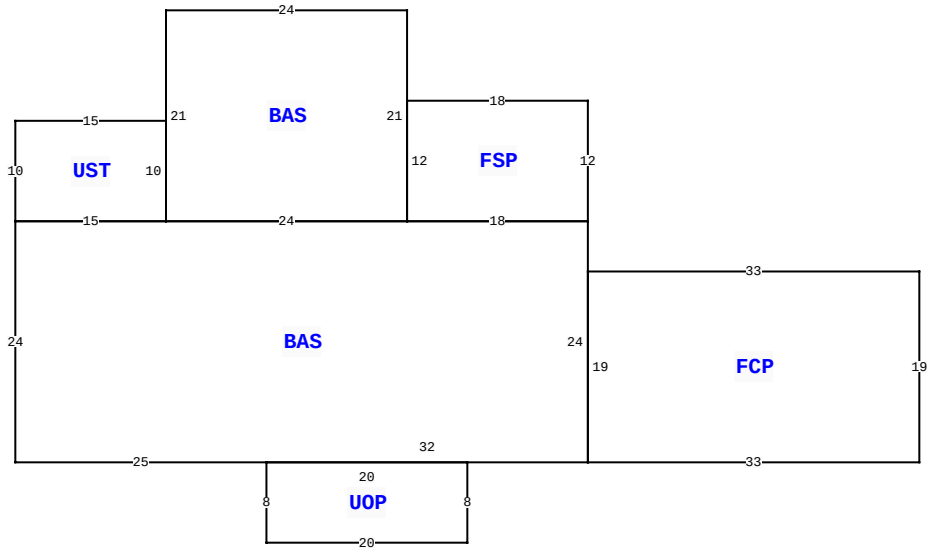
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	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		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	504	100		504	14,019
BAS	1,368	100		1,368	38,052
FCP	627	25		157	4,367
FSP	216	40		86	2,392
UOP	160	25		40	1,113
UST	150	45		68	1,892
TOTALS	3,025			2,223	61,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,223	115.9000	69.54	154,587	1980	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1872 HX Base Yr



1132 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	61,835
TOTAL MARKET OB/XF VALUE	31,977
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	121,812
SOH/AGL Deduction	0
ASSESSED VALUE	121,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,812
TOTAL JUST VALUE	121,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,812

XFOB:1:1: TOWNCRAFT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31966	MAINT/ALTR	40	05/16/2014
13308	M H	125	11/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1411/0530	5/06/2020	WD	Q	I	01	89,000
GRANTOR: THOAMS ELMORE						
GRANTEE: KELLY GARDNER						
1411/1725	4/28/2020	WD	U	I	12	89,000
GRANTOR: JAMES A & LISA A ROWE						
GRANTEE: THOMAS ELMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S24 E25 UOP= S8 E20N8 W20$ E32 FCP= E33 N19 W33 S19$ N24 FSP= N12 W18 S12 E18$ W18 BAS= N21 W24 S21E24$ W24$ UST= N10 W15 S10 E15$.

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	0280	POOL R/CON	0	0	20	35	700.00	UT	70.00	70.00	100	1985	1985	3	40	19,600	
2	0296	SHED METAL	0	0	11	13	1.00	UT	0.00	0.00	100	0	0	3	100	377	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 31,977

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/20/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS