

COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT N 158.4 FT, E 275
W 275 FT TO POB. (AKA LOT 8, PEA

GRANADOS MARTINA/HEREDIA JUAN TORRES
1268 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-027



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	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		2 100
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/

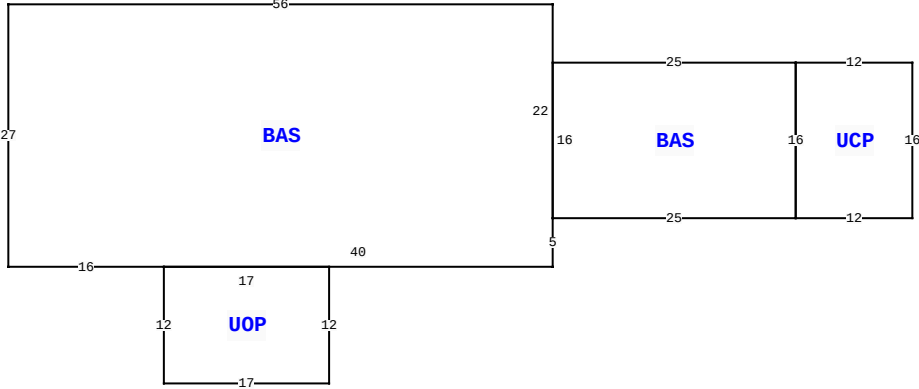
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	10,934
BAS	1,512	100		1,512	41,332
UCP	192	20		38	1,039
UOP	204	25		51	1,394

TOTALS	2,308			2,001	54,699
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0011	BARN, BLK A	0	100	8	12	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
7	0166	CONC, PAVMT	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	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	

REVIEW DATE	01/13/2025	BY	TP
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,001	113.9000	68.34	136,748	1991	1991	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2025 Heated Area: 1912 HX Base Yr 2025											
											

1268 SE PEACOCK TER, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0011	BARN, BLK A	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

TOTAL OB/XF											
8,000											

Total Acres: 1.00	Total Land Value: 14,000	Market: 0	Agricultural: 0	Common: 14,000
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		54,699	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		76,699	
SOH/AGL Deduction		19,478	
ASSESSED VALUE		57,221	
TOTAL EXEMPTION VALUE		HX HB 32,221	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		76,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1519/2310	7/24/2024	WD	Q	I	01	80,000	
GRANTOR: BOROVSKY ALICIA							
GRANTEE: GRANADOS MARTINA							
1509/305	2/27/2024	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (WALTE							
GRANTEE: BOROVSKY ALICIA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E16 UOP= S12 E17 N12 W17\$ E40 N5 BAS= E25 UCP= E12 N16 W12 S16\$ N16 W25 S16\$ N22\$.											