COMM NW COR OF SE1/4 OF NW1/4, S
POB, CONT S 158.40 FT, E 275 FT,
275 FT TO POB. (AKA LOT 16 PEACO

OLISA PROPERTIES LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

26-4S-17-08747-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

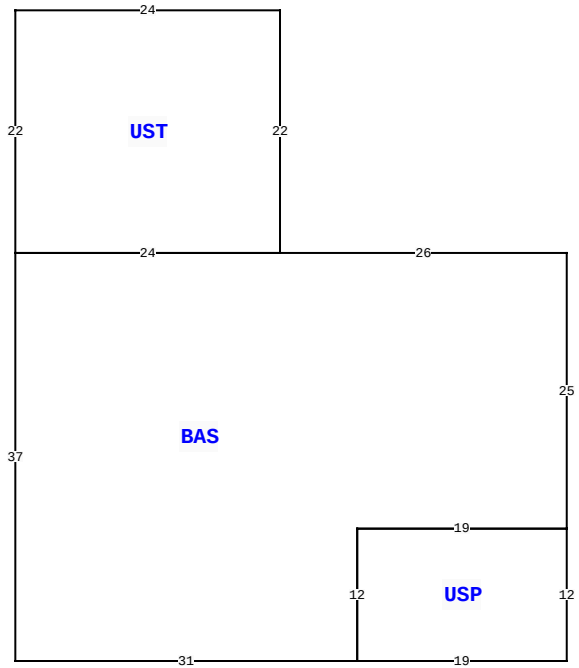
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100		1,622	12,301
USP	228	35		80	607
UST	528	45		238	1,805
TOTALS	2,378			1,940	14,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	01	1,940	63.2052	37.92	73,565	1972	1972	0	0	50	60.00	20.00

1 MOBILE HME 0% - 2025 Heated Area: 1622 HX Base Yr



1018 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,713
TOTAL MARKET OB/XF VALUE	1,386
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	30,099
SOH/AGL Deduction	0
ASSESSED VALUE	30,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,099
TOTAL JUST VALUE	30,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053825	Mobile Home		08/12/2025
000053753	Right-of-Way Acce		08/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1865	7/29/2025	WD	Q	I	01	40,000
GRANTOR: GAWLIK LINDA						
GRANTEE: OLISA PROPERTIES LL						
1494/2232	7/12/2023	LE	U	I	14	100
GRANTOR: RENKEN RAYMONDE (ENH						
GRANTEE: GAWLIK LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UST= N22 W24 S22 E24$ W24 S37 E31 USP= E19 N12 W19 S12$ N12 E19 N25$.

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	0210	GARAGE U	0	0	20	21	420.00	UT	3.30	3.30	100	0	0	3	100	1,386	

LAND DESCRIPTION

TOTAL OB/XF 1,386

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	0100	C	SFR	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 09/17/2025 BY TP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/10/2025 BY SYS