LOT 5 BLK C BRANDON HGTS S/D.

746-1474, 778-050, 823-1502, 830

WILLIAMS MARC D
1756 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08749-155

BUILDING CHARACTERISTICS

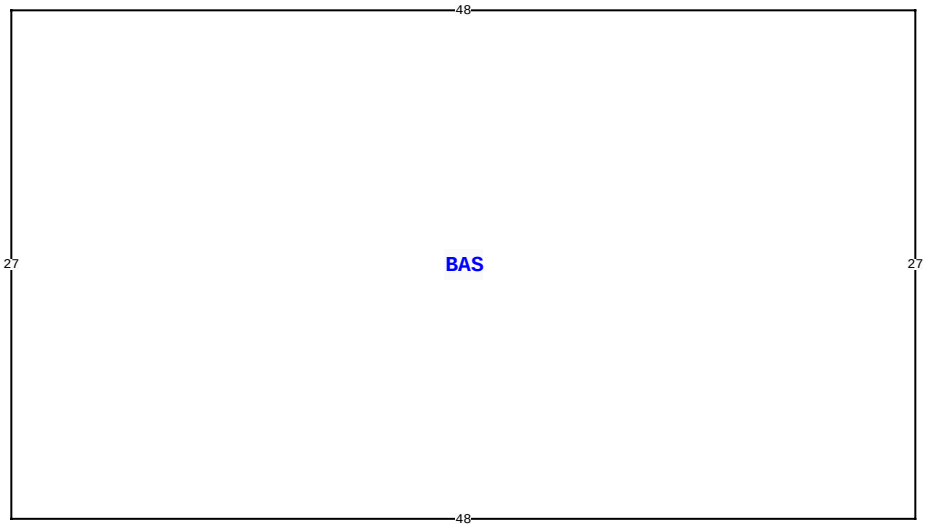
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
TOTALS	1,296			1,296	36,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	115.9000	69.54	90,124	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1296 HX Base Yr 2006



1756 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,050
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		53,550
SOH/AGL Deduction		15,967
ASSESSED VALUE		37,583
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,583
TOTAL JUST VALUE		53,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12571	M H	125	05/27/1997
8700	M H	125	08/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/2973	4/08/2005	WD	U	I	08	14,500
GRANTOR: LENVIL H DICKS						
GRANTEE: MARC D WILLIAMS						
0830/0346	10/29/1996	WD	U	V	11	3,000
GRANTOR: RICKY STEELY						
GRANTEE: LENVIL DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 06/20/2017 BY BC Total Acres: 0.50 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/06/2025 BY SYS