LOT 6 BLOCK C BRANDON HGTS S/D

746-1475, 778-052, 897-1372, QC

JOHNSON JOSEPH SR
1780 SE PEACOCK TERR
LAKE CITY, FL 32025

2026

26-4S-17-08749-156

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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

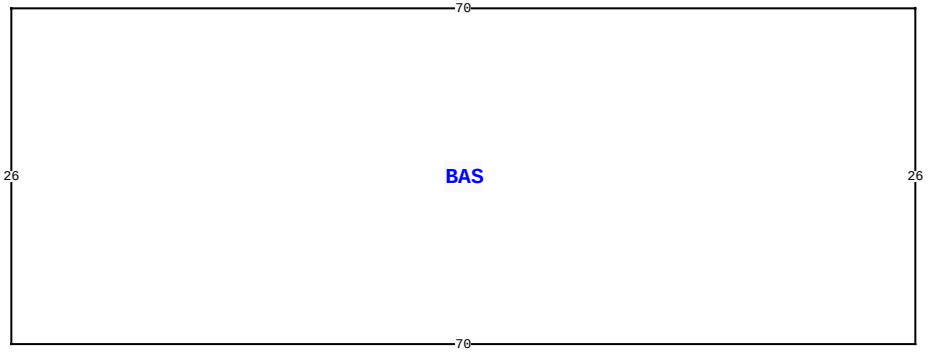
NEIGHBORHOOD/LOC 26417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	132,510
TOTALS	1,820			1,820	132,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,820	113.9000	107.07	194,867	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 100% - 2012 Heated Area: 1820 HX Base Yr 2012



1780 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		132,510
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		149,510
SOH/AGL Deduction		65,748
ASSESSED VALUE		83,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,040
TOTAL JUST VALUE		149,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29730	M H	375	10/13/2011
14190	M H	125	06/24/1998
11377	M H	125	07/05/1996
9221	M H	125	01/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/2193	9/30/2011	WD	U	I	11	100
GRANTOR: MARY FOSTER						
GRANTEE: MARY FOSTER JOHNSON						
1188/2354	2/08/2010	QC	U	I	11	100
GRANTOR: MARY FOSTER						
GRANTEE: MARY FOSTER JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S26 E70 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
2	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 4,500

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