THE E 172.65 FT OF THE W 609.2 F
S 1011.77 FT OF NE1/4 OF NE1/4.

PEAVY KAYLA M/MCCOLLUM BRENDA L
245 SW WEATHERBY PL
LAKE CITY, FL 32024

**2026**

**26-5S-15-00480-007**

## COLUMBIA COUNTY PROPERTY



### 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 | 04 | PLYWOOD 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 |

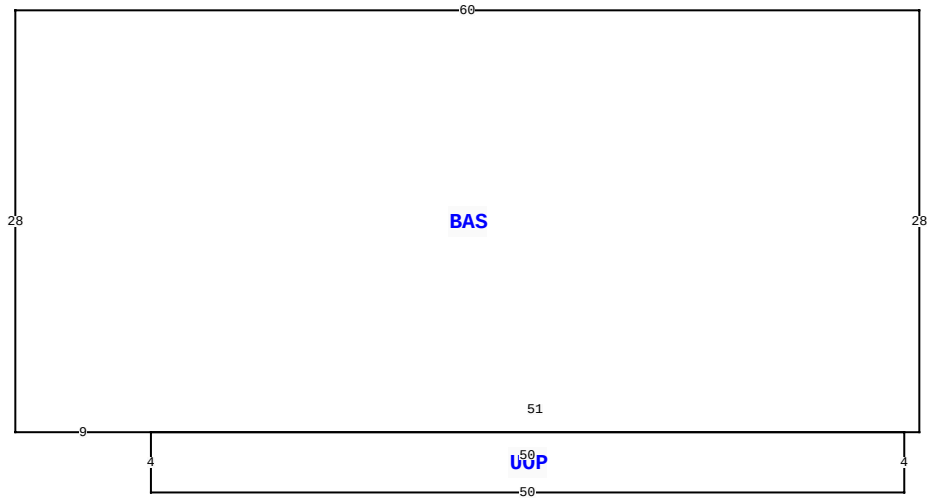
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 26515.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | | 1,680 | 46,328 |
| UOP | 200 | 25 | | 50 | 1,379 |
| TOTALS | 1,880 | | | 1,730 | 47,706 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,730 | 114.9000 | 68.94 | 119,266 | 1986 | 1986 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2025 Heated Area: 1680 HX Base Yr 2025




245 SW WEATHERBY PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 47,706 |
| TOTAL MARKET OB/XF VALUE | | 7,630 |
| TOTAL LAND VALUE - MARKET | | 40,100 |
| TOTAL MARKET VALUE | | 95,436 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 95,436 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 44,714 |
| TOTAL JUST VALUE | | 95,436 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 95,436 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38228 | MAINT/ALTR | 0 | 06/13/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/2680 | 5/12/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (MARY | | | | | | |
| GRANTEE: PEAVY KAYLA | | | | | | |
| 1490/1327 | 5/15/2023 | PB | U | I | 18 | 0 |
| GRANTOR: GURGANUS JAMES M | | | | | | |
| GRANTEE: PEAVY KAYLA M | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W60 S28 E9 UOP= S4 E50 N4 W50$ E51 N28$.

### 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 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 16 | 20 | 320.00 | UT | 1.50 | 1.50 | 100 | 2013 | 2013 | 3 | 100 | 480 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,630

| 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 | | A-1 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,100 | | | | | | | |

REVIEW DATE 07/25/2016 BY DF Total Acres: 4.01 Total Land Value: 40,100 Market: 0 Agricultural: 0 Common: 40,100 PRINTED 11/20/2025 BY SYS