LOT 17 EMERALD COVE S/D PHS 1.
WD 1059-355, WD 1089-2502, WD 12

PEELER JENNIFER/PEELER JOHN JR
103 SW WOODLEAF CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

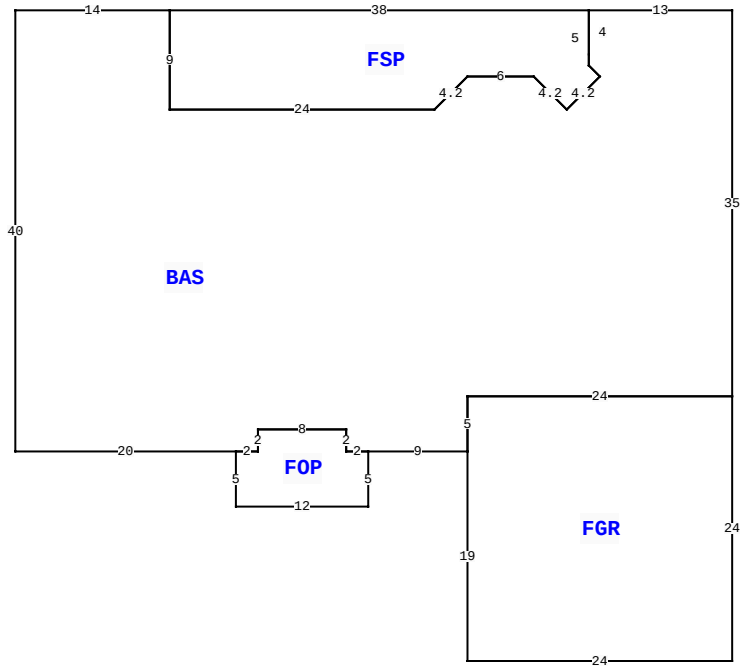
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100		2,150	228,468
FGR	576	55		317	33,685
FOP	76	30		23	2,444
FSP	314	40		126	13,389
TOTALS	3,116			2,616	277,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	117.1296	131.19	343,193	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2025 Heated Area: 2150 HX Base Yr



103 SW WOODLEAF CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	277,986
TOTAL MARKET OB/XF VALUE	9,526
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	322,512
SOH/AGL Deduction	0
ASSESSED VALUE	322,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,512
TOTAL JUST VALUE	322,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046028	Remodel	19,891	12/05/2022
23819	SFR	656	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1352	6/18/2024	WD	Q	I	01	370,000
GRANTOR: WORMELY MILTON D						
GRANTEE: PEELER JENNIFER						
1297/1513	6/30/2015	WD	Q	I	01	181,000
GRANTOR: PAUL C & ARLINE A HOR						
GRANTEE: MILTON D & YOLANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,1] W13 S4 S1 D1R1 D3L3 U3L3 W6 D3L3 W24 N9 W14
S40 E20 E2 N2 E8 S2 E2 E9 N5 E24 N35 $
FGR=[ORIG=-24,41] S19 E24 N24 W24 S5 $
FSP=[ORIG=-13,1] W38 S9 E24 U3R3 E6 D3R3 U3R3 U1L1 N5 $
FOP=[ORIG=-45,41] S5 E12 N5 W2 N2 W8 S2 W2 $
.

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	0166	CONC,PAVMT	0	0	0	0	1,761.00	UT	2.00	2.00	100	2006	2006	3	100	3,522	
2	0169	FENCE/WOOD	0	0	0	0	584.00	UT	12.00	12.00	50	2007	2007	3	50	3,504	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,526

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/13/2024 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS