COMM NW COR OF NE1/4, RUN E
30.33 FT TO E R/W PEACOCK RD
FOR POB, CONT E 1275.56 FT, S

BRYANT CHRISTOPHER CLARK
1867 SE PEACOCK TER
LAKE CITY, FL 32025

**2026**

**35-4S-17-09031-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

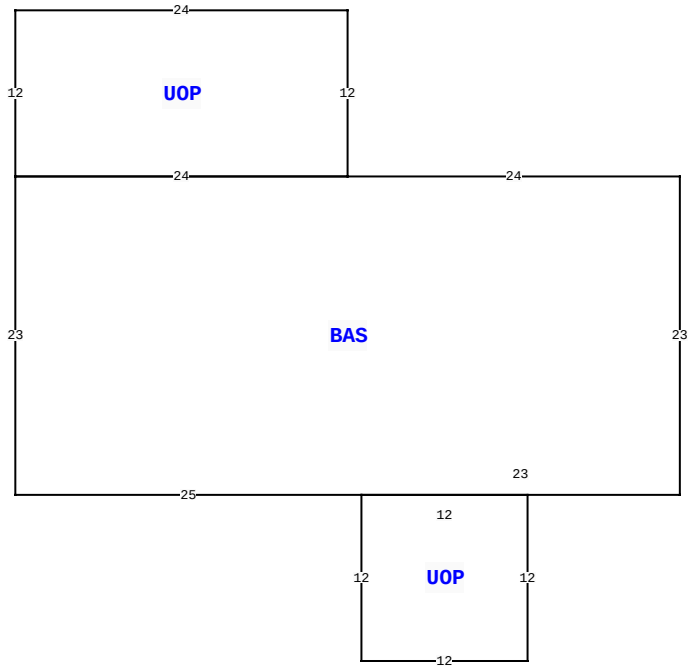
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 35417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | | 1,104 | 30,179 |
| UOP | 144 | 25 | | 36 | 984 |
| UOP | 288 | 25 | | 72 | 1,968 |
| TOTALS | 1,536 | | | 1,212 | 33,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,212 | 113.9000 | 68.34 | 82,828 | 1997 | 1997 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2013 Heated Area: 1104 HX Base Yr 2013




1867 SE PEACOCK TER, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,131 |
| TOTAL MARKET OB/XF VALUE | | 1,800 |
| TOTAL LAND VALUE - MARKET | | 95,095 |
| TOTAL MARKET VALUE | | 130,026 |
| SOH/AGL Deduction | | 56,881 |
| ASSESSED VALUE | | 73,145 |
| TOTAL EXEMPTION VALUE | HX HB | 48,145 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 130,026 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,026 |

PRMT:3:1: SLANKER

SALE:2:1: 103 ACRES ($1960 @ AC)

PRMT:2:1: LOT 3-B / HARRELL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11922 | M H | 125 | 12/03/1996 |
| 11659 | M H | 125 | 09/18/1996 |
| 6790 | M H | 60 | 01/27/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1243/0281 | 10/12/2012 | WD | U | I | 18 | 43,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: CHRISTOPHER CLARK B | | | | | | |
| 1239/2786 | 8/16/2012 | WD | U | I | 12 | 100 |
| GRANTOR: FIRST FEDERAL BANK OF | | | | | | |
| GRANTEE: SECRETARY OF HOUSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 UOP= N12 W24 S12 E24$ W24 S23 E25 UOP= S12 E12 N12 W12$ E23 N23$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,095 | | | | | | | |

REVIEW DATE 07/12/2017 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS