LOT 14 BLOCK C BRENT HEIGHTS S/D
746-1519, 778-53, 822-451, PB 12

ANNIS JEFFREY/ANNIS CONNIE
1986 SE PEACOCK TER
LAKE CITY, FL 32025

2026

35-4S-17-09033-154

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

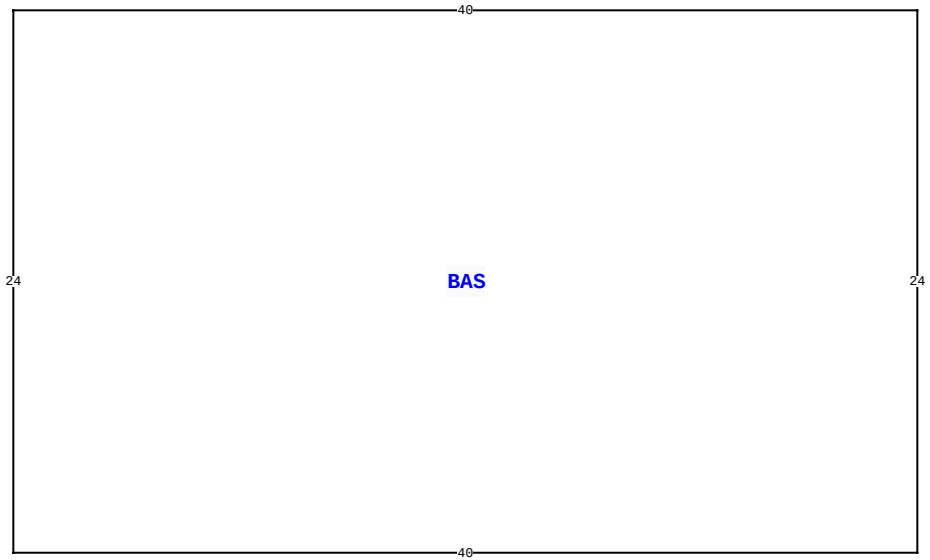
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	35417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,012
TOTALS	960			960	26,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	112.9000	67.74	65,030	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 960 HX Base Yr 2023



1986 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,012
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		43,912
SOH/AGL Deduction		3,666
ASSESSED VALUE		40,246
TOTAL EXEMPTION VALUE	HX HB SX	40,246
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		43,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12389	M H	125	04/10/1997
9674	M H	125	05/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2159	7/20/2022	WD	U	I	11	100
GRANTOR: DANIELS MICHAEL JEREM						
GRANTEE: ANNIS JEFFREY						
1278/0699	7/24/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MABEL						
GRANTEE: MICHAEL JEREMY DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
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 4,400

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	13,500.00	13,500.00	13,500							

REVIEW DATE 07/12/2107 BY DF Total Acres: 0.54 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/20/2025 BY SYS