COMM SE COR OF NE1/4, N 554.37 F
685.06 FT, W 640.65 FT, S 685.08
TO POB. (AKA PART LOT 9 MAGNOLIA

PECK LARRY R/PECK NORA J
429 SW JODI CT
LAKE CITY, FL 32024

**2026**

**36-4S-15-00414-219**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

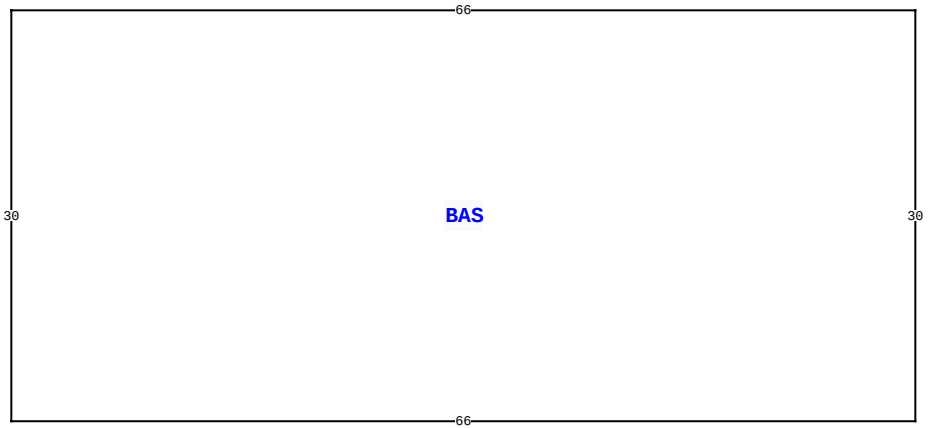
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 36415.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,980 | 100 | | 1,980 | 120,694 |
| TOTALS | 1,980 | | | 1,980 | 120,694 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,980 | 117.9000 | 110.83 | 219,443 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2006 Heated Area: 1980 HX Base Yr 2006




429 SW JODI CT, 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 | | 120,694 |
| TOTAL MARKET OB/XF VALUE | | 8,200 |
| TOTAL LAND VALUE - MARKET | | 50,500 |
| TOTAL MARKET VALUE | | 179,394 |
| SOH/AGL Deduction | | 62,573 |
| ASSESSED VALUE | | 116,821 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 66,099 |
| TOTAL JUST VALUE | | 179,394 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 179,394 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1408/2710 | 3/20/2020 | WD | U | I | 11 | 100 |
| GRANTOR: NILE DORN EDDY & DIAN | | | | | | |
| GRANTEE: LARRY R & NORA J PE | | | | | | |
| 1319/1436 | 7/26/2016 | QC | U | I | 11 | 100 |
| GRANTOR: LARRY R & NORA J PECK | | | | | | |
| GRANTEE: LARRY R & NORA J PE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S30 E66 N30$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 2.51 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 25,100 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 2.54 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 25,400 | | | | | | | |

REVIEW DATE 07/06/2016 BY DF Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/18/2025 BY SYS