

COMM NW COR OF SW1/4 OF SE1/4, S
386.68 FT, N 3 FT, E 694.66 FT T
SISTERS WELCOME RD, S 28 DEG W 6

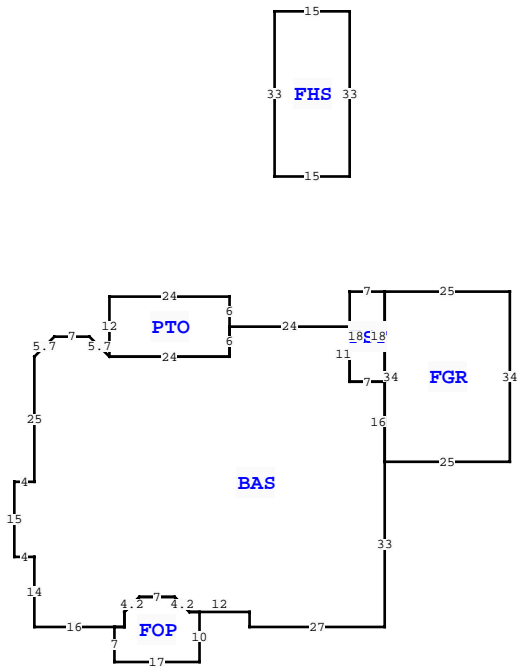
PEELER LESLIE EARL/PEELER HUNTER
PO BOX 3414
LAKE CITY, FL 32056

2026

01-4S-16-02697-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,888	100	
FGR	850	55	
FHS	495	60	
FOP	194	30	
FST	126	55	
PTO	288	5	
TOTALS	5,841		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2007		780,128	1999	2005	0	0	20.00	80.00	
Heated Area: 4383 HX Base Yr 2007												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		624,102	
TOTAL MARKET OB/XF VALUE		154,534	
TOTAL LAND VALUE - MARKET		137,760	
TOTAL MARKET VALUE		916,396	
SOH/AGL Deduction		425,263	
ASSESSED VALUE		491,133	
TOTAL EXEMPTION VALUE	HX HB SX WR	106,411	
BASE TAXABLE VALUE		384,722	
TOTAL JUST VALUE		916,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		931,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046363	Roof Replacement	13,500	01/25/2023
000043300	Electrical Servic	0	12/06/2021
31552	POOL ENCL	170	10/31/2013
31299	POOL	200	07/31/2013
26363	GARAGE	195	10/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1595	3/19/2026	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: PEELER EARL						
GRANTEE: PEELER LESLIE EARL						
1139/1639	12/28/2007	QC	Q	I	06	100
GRANTOR: JUSTIN PEELER						
GRANTEE: EARL PEELER						

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W24 S6 W24 U4L4 W7 D4L4 S25 W4 S15 E4 S14 E16 E2 N3 U3R3 E7 D3R3 E12 S3 E27 N33 N16 W7 N11 \$
FGR=[ORIG=7,27] E25 N34 W25 S34 \$
FHS=[ORIG=0,-30] N33 W15 S33 E15 \$
PTO=[ORIG=-24,0] N6 W24 S12 E24 N6 \$
FOP=[ORIG=-47,60] S7 E17 N10 W2 U3L3 W7 D3L3 S3 W2 \$
FST=[ORIG=7,11] N18 W7 S18 E7 \$
PTR=[ORIG=0,0] N30 S30 \$

EXTRA FEATURES																
L N	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	0030	BARN,MT	0	100	40	60	2,000.00	UT	18.00	100	2007	2007	3	100	36,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	1,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	6,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	2,900	
5	0083	DOCK-LAKE	0	100	104	6	624.00	UT	11.50	100	2009	2000	3	100	7,176	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	200	
8	0260	PAVEMENT-A	0	100	8	085	8,680.00	UT	1.50	100	0	0	3	100	13,020	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	4,000	
10	0280	POOL R/CON	0	100	17	36	612.00	UT	70.00	100	2013	2013	3	74	31,702	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			00	0.00	0.00	9.84	AC		1.00	1.00	1.00	14,000.00	14,000.00	137,760							

