

COMM NW COR OF SW1/4 OF SE1/4, S  
 POB, N 81 DEG E 242.85 FT, N 77  
 S 28 DEG W 232.41 FT, S 61 DEG E

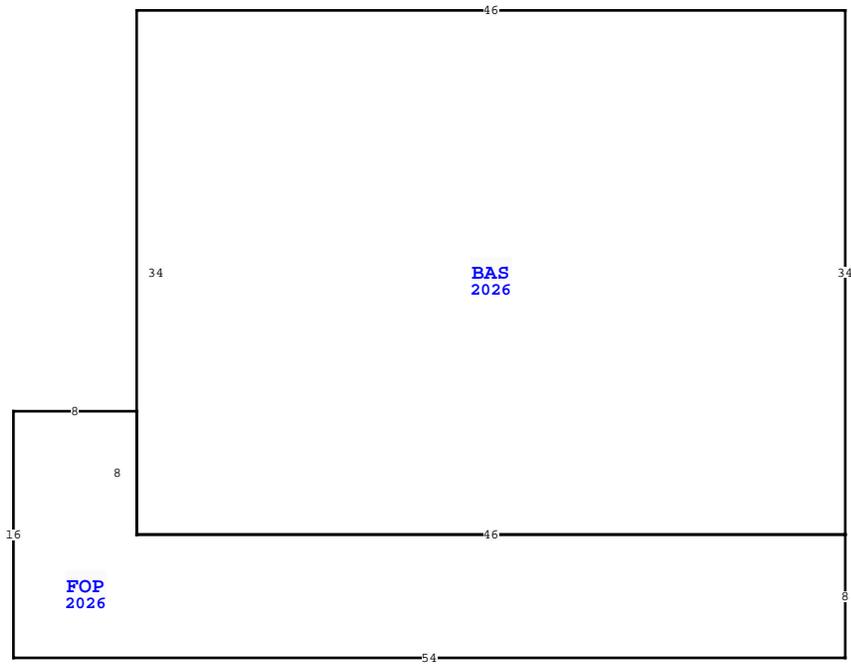
PEELER LESLIE EARL/PEELER HUNTER  
 PO BOX 3414  
 LAKE CITY, FL 32056

**2026**

01-4S-16-02697-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	12	HARDWOOD	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,564	100	2026
FOP	496	30	2026
TOTALS	2,060		
		1,713	173,801

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SFR/BARND	0%	- 2026								
			Heated Area: 1564			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			278,565
TOTAL MARKET OB/XF VALUE			55,100
TOTAL LAND VALUE - MARKET			71,680
TOTAL MARKET VALUE			348,823
SOH/AGL Deduction			0
ASSESSED VALUE			348,823
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			348,823
TOTAL JUST VALUE			405,345
NCON VALUE			333,665
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052017	New Residential C	110,000	01/07/2025
000052007	Right-of-Way Acce		01/07/2025

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1,600.00	UT	5.00	5.00	100
2	0040	BARN, POLE	0	0	30	60	1,800.00	UT	6.50	6.50	100
3	0060	CARPORT F	0	0	20	36	720.00	UT	5.00	5.00	100
4	0294	SHED WOOD/	0	0	15	40	600.00	UT	15.00	15.00	100
5	0030	BARN, MT	0	0	38	40	1,520.00	UT	15.00	15.00	100

TOTAL OB/XF											
55,100											
161 SW COVEY CT, LAKE CITY											
		BLD DATE				LGL DATE					
		XF DATE				LAND DATE					
		INC DATE				AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=15,11] E46 S34 W46 N34 \$											
FOP=[YR=2026;ORIG=61,45] W46 N8 W8 S16 E54 N8 \$											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0		00	0.00	0.00	4.12	AC		1.00	1.00	1.00	281.00	281.00	1,158							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	57,680							
3	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

