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

2027

01-4S-16-02697-003

BUILDING CHARACTERISTICS

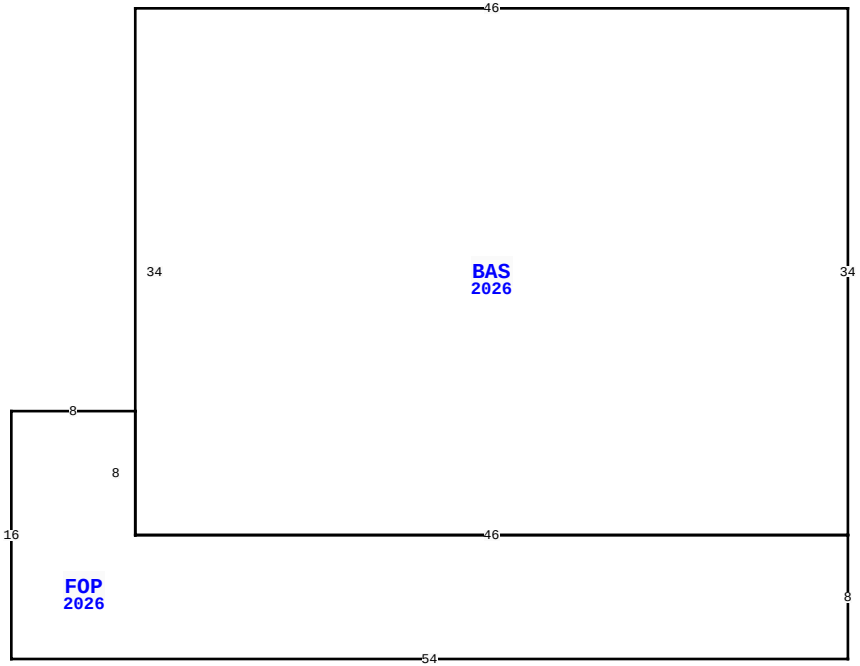
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	12	HARDWOOD 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2026	1,564	144,654
FOP	496	30	2026	149	13,781
TOTALS	2,060			1,713	158,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	1,713	118.5800	92.49	158,435	2025	2025	0	0	0	0.00	100.00

3 SFR/BARNDO 0% - 2026 Heated Area: 1564 HX Base Yr



161 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1,600.00	UT	5.00	5.00	100	2026	2025		100	8,000	
2	0040	BARN,POLE	0	0	30	60	1,800.00	UT	6.50	6.50	100	2026	2026		100	11,700	
3	0060	CARPORT F	0	0	20	36	720.00	UT	5.00	5.00	100	2026	2025		100	3,600	
4	0294	SHED WOOD/	0	0	15	40	600.00	UT	15.00	15.00	100	2026	2025		100	9,000	
5	0030	BARN,MT	0	0	38	40	1,520.00	UT	15.00	15.00	100	2026	2026		100	22,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,957
TOTAL MARKET OB/XF VALUE	55,100
TOTAL LAND VALUE - MARKET	71,680
TOTAL MARKET VALUE	328,215
SOH/AGL Deduction	43,656
ASSESSED VALUE	284,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,559
TOTAL JUST VALUE	384,737
NCON VALUE	34,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,876

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						

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 55,100

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	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							

REVIEW DATE 03/18/2026 BY robin Total Acres: 5.12 Total Land Value: 15,158 Market: 57,680 Agricultural: 1,158 Common: 14,000 PRINTED 11/17/2026 BY SYS

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

2027

01-4S-16-02697-003

BUILDING CHARACTERISTICS

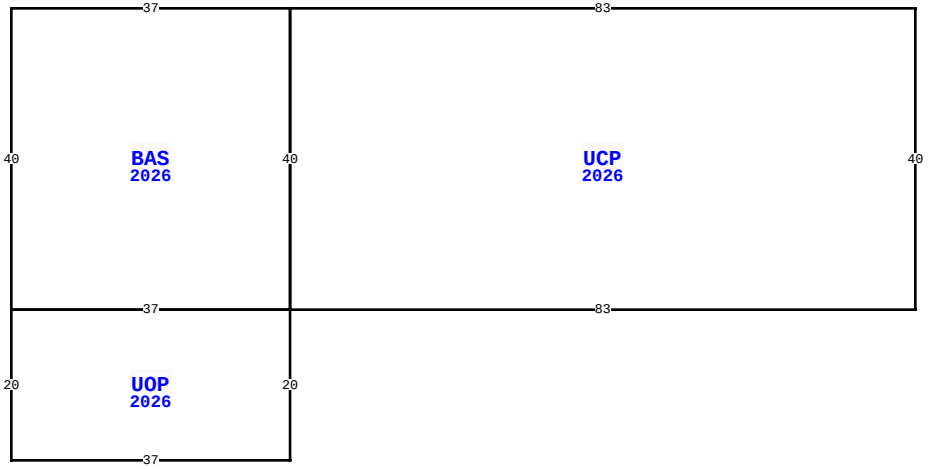
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	2026	1,480	64,264
UCP	3,320	20	2026	664	28,832
UOP	740	20	2026	148	6,426
TOTALS	5,540			2,292	99,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	2,292	115.4300	43.86	100,527	2025	2025	0	0	0	1.00	99.00

5 PREF M B A 0% - 2026 Heated Area: 1480 HX Base Yr



161 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,957
TOTAL MARKET OB/XF VALUE	55,100
TOTAL LAND VALUE - MARKET	71,680
TOTAL MARKET VALUE	328,215
SOH/AGL Deduction	43,656
ASSESSED VALUE	284,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,559
TOTAL JUST VALUE	384,737
NCON VALUE	34,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-43,23] E37 S40 W37 N40 $
UOP=[YR=2026;ORIG=-43,63] E37 S20 W37 N20 $
UCP=[YR=2026;ORIG=77,23] W83 S40 E83 N40 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2026 BY robin Total Acres: 5.12 Total Land Value: 15,158 Market: 57,680 Agricultural: 1,158 Common: 14,000 PRINTED 11/17/2026 BY SYS