

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

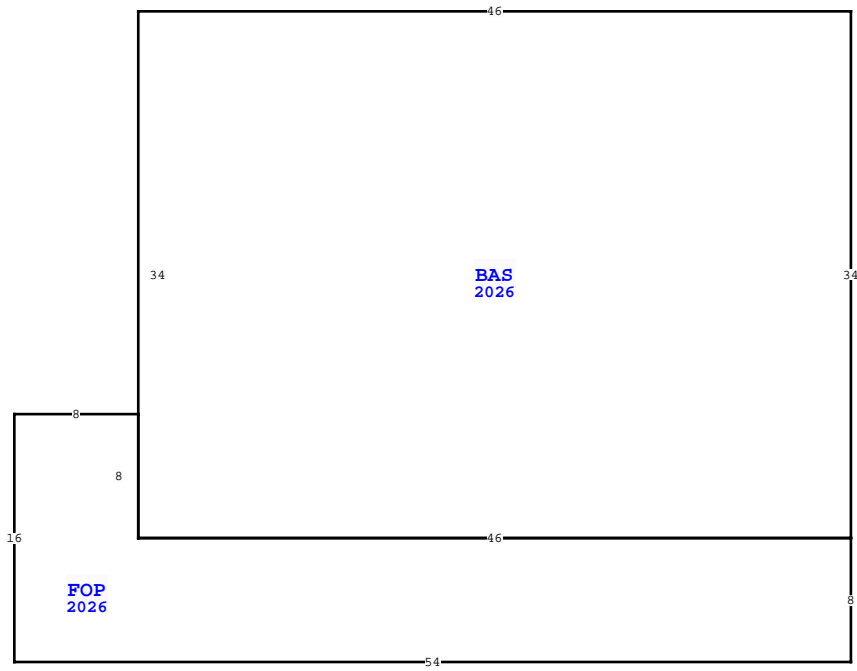
PEELER LESLIE EARL/PEELER HUNTER
 PO BOX 3414
 LAKE CITY, FL 32056

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		

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	119.3640	95.49	163,574	2025	2025	0	0	0.00	100.00
3 SFR/BARNDO 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			263,096
TOTAL MARKET OB/XF VALUE			55,100
TOTAL LAND VALUE - MARKET			71,680
TOTAL MARKET VALUE			333,354
SOH/AGL Deduction			0
ASSESSED VALUE			333,354
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			333,354
TOTAL JUST VALUE			389,876
NCON VALUE			318,196
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											

BUILDING NOTES											
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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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	5600	A	TIMBER 3	0		00	0.00	0.00	4.12	AC	1.00
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	4.12	AC	1.00
3	0100	C	SFR	0					1.00	AC	1.00

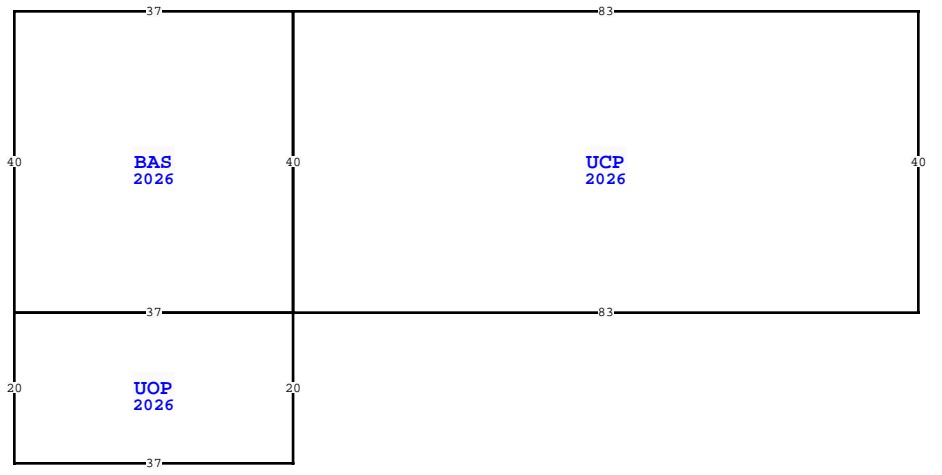
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 POB, N 81 DEG E 242.85 FT, N 77
 S 28 DEG W 232.41 FT, S 61 DEG E

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2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	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	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,480	100	2026
UCP	3,320	20	2026
UOP	740	20	2026
TOTALS	5,540		

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													
													
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								

EXTRA FEATURES																	
L	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

LAND DESCRIPTION														TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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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 \$