BEG SW COR OF NW1/4 OF SE1/4, RU
APPROX 386.86 FT, S 330 FT W 386
COMM NW COR OF SW1/4 OF SE1/4 FO

GRAHAM LESLIE FAYE PEELER
P O BOX 3414
LAKE CITY, FL 32056-3414

**2027**

**01-4S-16-02698-002**

## 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 06

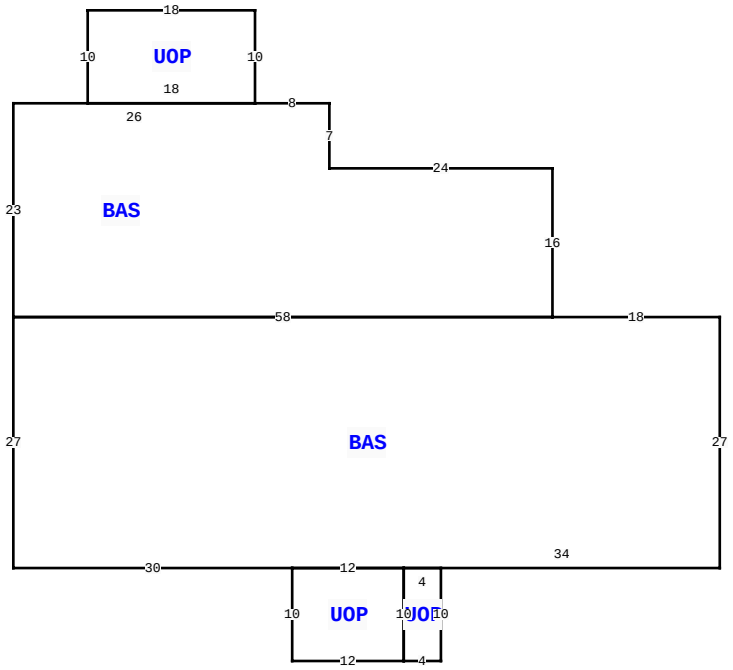
NEIGHBORHOOD/LOC 1416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,166 | 100 | | 1,166 | 65,586 |
| BAS | 2,052 | 100 | | 2,052 | 115,422 |
| UOP | 40 | 20 | | 8 | 450 |
| UOP | 120 | 20 | | 24 | 1,350 |
| UOP | 180 | 20 | | 36 | 2,025 |
| TOTALS | 3,558 | | | 3,286 | 184,832 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 3,286 | 108.8000 | 102.27 | 336,059 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MODULAR 1 100% - 2004 Heated Area: 3218 HX Base Yr 2004




189 SW SANDPIPER CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 184,832 |
| TOTAL MARKET OB/XF VALUE | | 8,200 |
| TOTAL LAND VALUE - MARKET | | 53,100 |
| TOTAL MARKET VALUE | | 246,132 |
| SOH/AGL Deduction | | 99,087 |
| ASSESSED VALUE | | 147,045 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 95,634 |
| TOTAL JUST VALUE | | 246,132 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 246,132 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34896 | PUMP/UTPOL | 50 | 02/01/2017 |
| 15627 | M H | 125 | 06/08/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1563/1593 | 3/19/2026 | QC | U | I | 11 | 100 |
| GRANTOR: GRAHAM LESLIE FAYE PE | | | | | | |
| GRANTEE: GRAHAM LESLIE FAYE | | | | | | |
| 0930/1602 | 7/06/2001 | QC | Q | V | 06 | 100 |
| GRANTOR: EARL & FAYE PEELER | | | | | | |
| GRANTEE: LESLIE FAYE PEELER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 BAS= N16 W24 N7 W8 UOP= N10 W18 S10 E18$ W26 S23 E58$ W58 S27 E30 UOP= S10 E12 N10 W12$ E12 UOP= S10 E4 N10 W4$ E34 N27 $.

## 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 | 2014 | 2014 | 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 2.93 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 52,740 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 0.02 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 360 | | | | | | | |

REVIEW DATE 08/16/2023 BY JB Total Acres: 2.95 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 11/17/2026 BY SYS