COMM SW COR OF NW1/4 OF NW1/4, R
FT FOR POB, RUN E 660 FT, N 660
S 660 FT TO POB.

PELONI ROBERT A/PELONI KANDIE I
825 NE DREW RD
LAKE CITY, FL 32055

2027

03-2S-17-04665-001

BUILDING CHARACTERISTICS

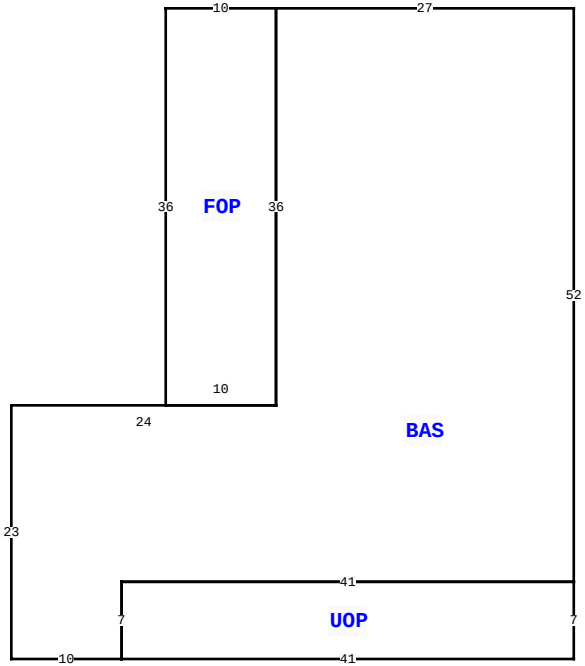
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100		1,858	128,886
FOP	360	30		108	7,492
UOP	287	20		57	3,954
TOTALS	2,505			2,023	140,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	97.0200	106.72	215,895	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1858 HX Base Yr



823 NE DREW RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,332
TOTAL MARKET OB/XF VALUE		18,858
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		182,190
SOH/AGL Deduction		103,150
ASSESSED VALUE		79,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,629
TOTAL JUST VALUE		182,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044181	Electrical Servic	0	04/14/2022
37481	M H	760	11/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0625/0665	6/17/1987	WD	Q	I		40,000

GRANTOR: TRAVIS JR WILLIAM &

GRANTEE: PELONI ROBERT A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= W10 S36 E10 N36$ S36 W24 S23 E10 UOP= E41 N7 W41 S7$ N7 E41 N52$.

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	0296	SHED METAL	0	100	29	40	1,160.00	UT	2.80	2.80	100	0	0	3	100	3,248	
2	0190	FPLC PF	0	100	0	0	1.00	UT	960.00	960.00	100	2011	2011	3	100	960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	160.00	160.00	100	2011	2011	3	100	160	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	40.00	40.00	100	2011	2011	3	100	40	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,858

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	0102	C	SFR/MH	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	20,700							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	2,300							

REVIEW DATE 04/18/2022 BY JB Total Acres: 10.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS