COMM SW COR OF NW1/4, RUN N 430.
CONT N 345.51 FT, E 300 FT, S 31
N LINE OF OLIVE ST, W 100 FT, TH

PEACE ERIC S/KILBY HALEY R
409 NW OLIVE GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 0200 MOBILE HOME

MAP NUM | MKT AREA 03

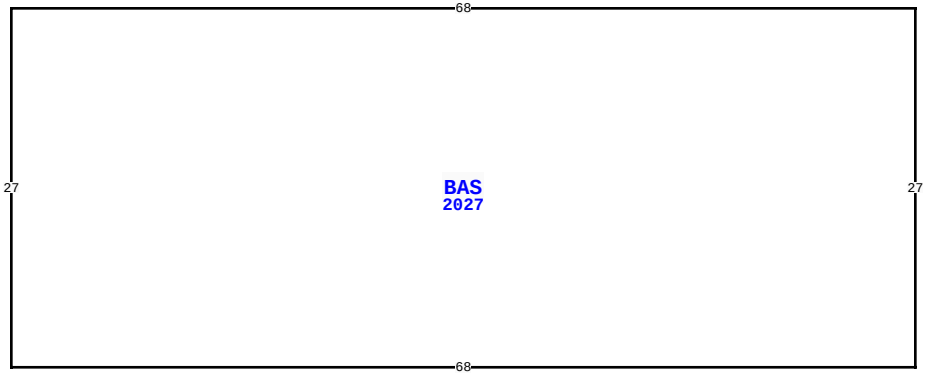
NEIGHBORHOOD/LOC 5317.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2027	1,836	121,991
TOTALS	1,836			1,836	121,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	113.0000	67.80	124,481	2025	2025	0	0	0	2.00	98.00

1 MOBILE HME 0% - 2027 Heated Area: 1836 HX Base Yr



409 NW OLIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	
2	0080	DECKING	0	0	0	0	1.00	UT	600.00	600.00	100	2027	2026		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,991
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	40,140
TOTAL MARKET VALUE	169,731
SOH/AGL Deduction	15,855
ASSESSED VALUE	153,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,876
TOTAL JUST VALUE	169,731
NCON VALUE	129,591
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054383	Mobile Home		10/31/2025
000052517	Right-of-Way Acce		03/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/579	3/27/2026	WD	Q	I	01	259,000
GRANTOR: CINERA GROUP, LLC						
GRANTEE: PEACE ERIC S						
1529/1463	12/16/2024	WD	Q	V	01	28,500
GRANTOR: WEST DARREN D						
GRANTEE: CINERA GROUP, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,9] E68 S27 W68 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	2.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	40,140							

REVIEW DATE 07/27/2026 BY TP Total Acres: 2.23 Total Land Value: 40,140 Market: 0 Agricultural: 0 Common: 40,140 PRINTED 11/17/2026 BY SYS