

COMM INTERS S R/W GRANDVIEW AVE
 SW1/4 OF NW1/4 RUN S 284.42 FT F
 S 354.34 FT, W 223.29 FT TO E R/

PEELER POOLS OF NORTH FLORIDA HOLDINGS LLC
 1033 LITTLE RD
 LAKE CITY, FL 32024

2026

05-4S-17-07647-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 184,968 TOTAL MARKET VALUE 184,968 SOH/AGL Deduction 18,497 ASSESSED VALUE 166,471 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 166,471 TOTAL JUST VALUE 184,968 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 151,337																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1559/834</td> <td>1/30/2026</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>150,000</td> </tr> </tbody> </table> GRANTOR: ALL AMERICAN ENTERPRI GRANTEE: PEELER POOLS OF NOR 1513/2768 5/07/2024 QC U V 11 100 GRANTOR: PEELER HUNTER J GRANTEE: ALL AMERICA ENTERPR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1559/834	1/30/2026	WD	U	V	30	150,000
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1559/834	1/30/2026	WD	U	V	30	150,000																																					
																				BUILDING NOTES																							
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TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/11/2026 MLU																							
L N	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 0																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1000	C	VACANT COMME	0		00	0.00	0.00	67,261.00	SF		1.00	1.00	0.50	5.50	2.75	184,968																										
REVIEW DATE 05/26/2026 BY TP Total Acres: 1.54 Total Land Value: 184,968 Market: 0 Agricultural: 0 Common: 184,968 PRINTED 06/22/2026 BY SYS																																											