

BEG SW COR OF THE NW1/4, RUN N 1  
 E 278.81 FT, S 779.87 FT, E 382.  
 544.09 FT, W 661.13 FT TO POB.

PEELER CHARLES A JR/PEELER LYNDISIE  
 942 SW SEVILLE PL  
 LAKE CITY, FL 32024

**2026**

08-5S-16-03489-003  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 119,250 TOTAL MARKET VALUE 5,896 SOH/AGL Deduction 0 ASSESSED VALUE 5,896 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,896 TOTAL JUST VALUE 119,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 106,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1371/0637 10/18/2018 WD U I 30 250,000 GRANTOR: KATHRYN PEELER & WALT GRANTEE: CHARLES A PEELER JR 0571/0580 4/01/1985 WD Q V 01 23,200 GRANTOR: GRANTEE:											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
EXTRA FEATURES										L	OB/XF	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				
																				TOTALS TOTAL OB/XF 0											
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.25	AC		1.00	1.00	1.00	445.00	445.00	5,896														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,250														