LOTS 37 & 40 THE HUNT PLACE S/D.
445-13, 462-303, WD 1041-67, WD

PEELER WILLIAM HOWARD
758 SW SEVILLE PL
LAKE CITY, FL 32024

2027

08-5S-16-03490-037

BUILDING CHARACTERISTICS

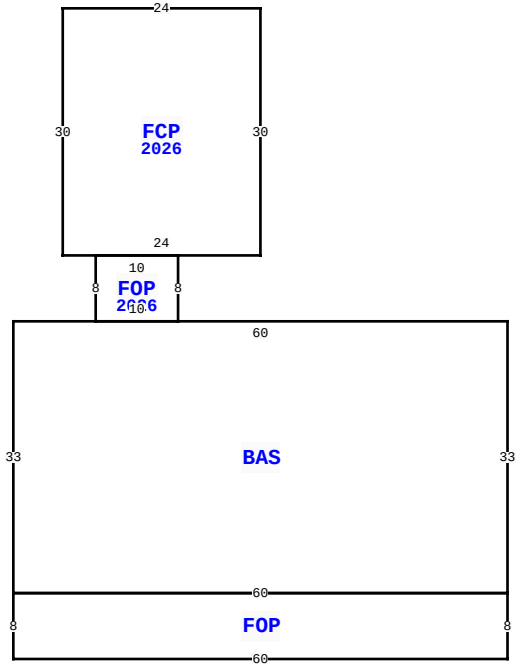
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	204,386
FCP	720	25	2026	180	18,581
FOP	480	30		144	14,865
FOP	80	30	2026	24	2,478
TOTALS	3,260			2,328	240,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	107.8640	118.65	276,217	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2013 Heated Area: 1980 HX Base Yr 2013



758 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0031	BARN,MT AE	0	100	30	50	1.00	UT	16,500.00	16,500.00	100	2021	2020		100	16,500	
5	0251	LEAN TO W/	0	100	12	50	1.00	UT	2,100.00	2,100.00	100	2021	2020		100	2,100	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,309
TOTAL MARKET OB/XF VALUE	24,600
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	322,358
SOH/AGL Deduction	85,863
ASSESSED VALUE	236,495
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	185,084
TOTAL JUST VALUE	375,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050135	Storage Building	30,000	06/17/2024
39415	STORAGE	0	03/06/2020
30037	SFR	715	03/29/2012
23910	M H	475	11/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/96	9/03/2026	QC	U	I	11	100
GRANTOR: PEELER BRITTANY M						
GRANTEE: PEELER WILLIAM HOWA						
1393/0025	8/21/2019	WD	U	V	30	100
GRANTOR: WILLIAM HOWARD PEELER						
GRANTEE: WILLIAM HOWARD PEEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S33 E60 N33 $
FOP=[ORIG=-60,33] S8 E60 N8 W60 $
FCP=[YR=2026;ORIG=-54,-38] E24 S30 W24 N30 $
FOP=[YR=2026;ORIG=-50,-8] E10 S8 W10 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,600

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	0100	C	SFR	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220							
2	5500	A	TIMBER 2	0			0.00	0.00	5.01	AC		1.00	1.00	1.00	445.00	445.00	2,229							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 07/30/2025 BY JB Total Acres: 10.03 Total Land Value: 57,449 Market: 55,110 Agricultural: 2,229 Common: 55,220 PRINTED 11/17/2026 BY SYS