LOT 41 THE HUNT PLACE S/D.
456-90, 445-13, 462-303, WD 1041

PEELER CHARLES A JR/PEELER LYNDSIE
942 SW SEVILLE PLACE
LAKE CITY, FL 32024

2027

08-5S-16-03490-041

BUILDING CHARACTERISTICS

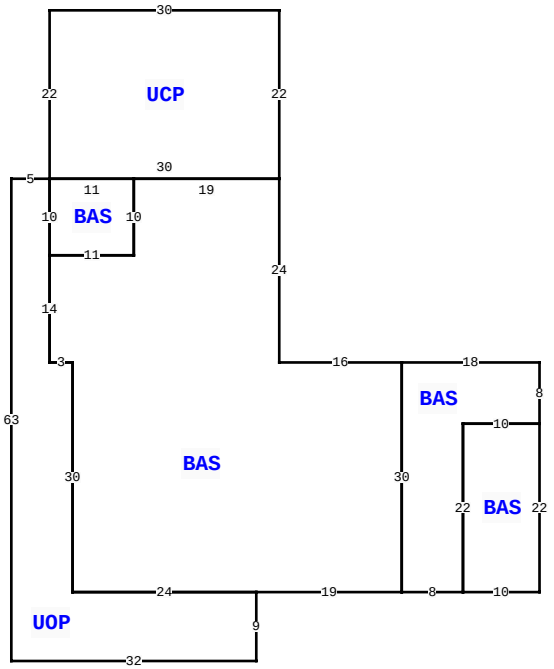
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	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	110	100		110	8,524
BAS	220	100		220	17,048
BAS	320	100		320	24,798
BAS	1,900	100		1,900	147,237
UCP	660	20		132	10,229
UOP	648	20		130	10,074
TOTALS	3,858			2,812	217,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,812	108.3840	119.22	335,247	1970	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2550 HX Base Yr 2019



942 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,911
TOTAL MARKET OB/XF VALUE	57,484
TOTAL LAND VALUE - MARKET	110,550
TOTAL MARKET VALUE	290,422
SOH/AGL Deduction	52,648
ASSESSED VALUE	237,774
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,363
TOTAL JUST VALUE	385,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043575	Swimming Pool and	48,000	01/24/2022
14014	POOL	75	05/13/1998

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= W11 S10 E11 N10$ S10 W11 UOP= N10 W5 S63 E32 N9 W24 N30 W3 N14$ S14 E3 S30 E24 E19 BAS= E8 BAS= E10 N22 W10 S22$ N22 E10N8 W18 S30$ N30 W16 N24 UCP= N22 W30S22 E30$.

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	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	6.00	6.00	100	1993	1993	3	100	9,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2023	2022		95	36,176	
8	0166	CONC,PAVMT	0	100	0	0	1,936.00	UT	3.00	3.00	100	2023	2022		100	5,808	

LAND DESCRIPTION

TOTAL OB/XF 57,484

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	445.00	445.00	4,027							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,550							

REVIEW DATE 09/21/2022 BY HC Total Acres: 10.05 Total Land Value: 15,027 Market: 99,550 Agricultural: 4,027 Common: 11,000 PRINTED 11/17/2026 BY SYS