

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

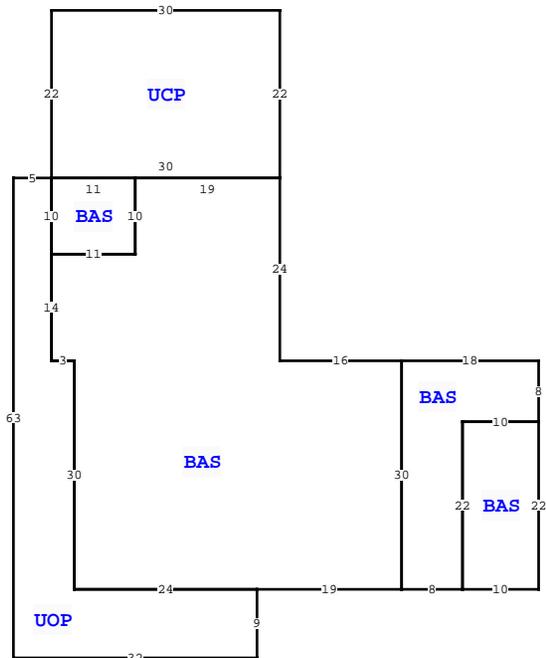
PEELER CHARLES A JR/PEELER LYNDISIE
942 SW SEVILLE PLACE
LAKE CITY, FL 32024

2026

08-5S-16-03490-041

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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/	

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	123.56	347,451	1970	1990		0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 2550 HX Base Yr 2019											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	8,835
BAS	220	100		220	17,669
BAS	320	100		320	25,700
BAS	1,900	100		1,900	152,597
UCP	660	20		132	10,602
UOP	648	20		130	10,441
TOTALS	3,858			2,812	225,843

942 SW SEVILLE PL, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0031	BARN, MT AE	0	100	30	50	1,500.00	UT	6.00	6.00	100
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
7	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100
8	0166	CONC, PAVMT	0	100	0	0	1,936.00	UT	3.00	3.00	100

TOTAL OB/XF 57,484

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.05	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.05	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11,000.00	11,000.00	11,000							
1.00	445.00	445.00	4,027							
1.00	11,000.00	11,000.00	99,550							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			225,843
TOTAL MARKET OB/XF VALUE			57,484
TOTAL LAND VALUE - MARKET			110,550
TOTAL MARKET VALUE			298,354
SOH/AGL Deduction			67,388
ASSESSED VALUE			230,966
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			179,555
TOTAL JUST VALUE			393,877
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,011

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											
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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\$.											