PART OF LOT 4 THE HUNT PLACE S/D
COMM NE COR OF SAID LOT 4, S 582
POB, CONT S 174 FT TO SE COR OF

PEELER DOUGLAS CARLTON/PEELER MACI RENE
1956 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03490-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

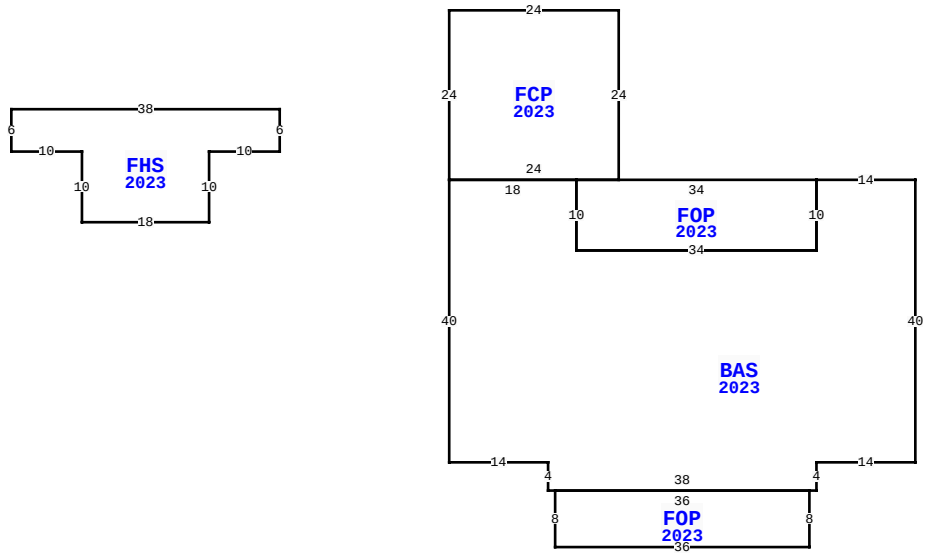
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 8516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2023	2,452	260,659
FCP	576	25	2023	144	15,308
FHS	408	60	2023	245	26,045
FOP	288	30	2023	86	9,142
FOP	340	30	2023	102	10,843
TOTALS	4,064			3,029	321,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,029	113.7150	129.64	392,680	2022	2022	0	15	0	3.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 2860 HX Base Yr 2023



1956 SW DAIRY ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,998
TOTAL MARKET OB/XF VALUE		43,209
TOTAL LAND VALUE - MARKET		32,320
TOTAL MARKET VALUE		397,527
SOH/AGL Deduction		58,866
ASSESSED VALUE		338,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,250
TOTAL JUST VALUE		397,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049760	Swimming Pool and	81,000	05/08/2024
000043733	New Residential C	350,000	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/1467	1/26/2022	WD	U	V	11	0
GRANTOR: PEELER DIANNA L						
GRANTEE: PEELER DOUGLAS CARL						
1434/2258	4/12/2021	WD	U	V	11	100
GRANTOR: WAITES OLLIE I						
GRANTEE: PEELER DOUGLAS CARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W14 S10 W34 N10 W18 S40 E14 S4 E38 N4 E14 N40 $
FCP=[YR=2023;ORIG=14,-4] E24 S24 W24 N24 $
FHS=[YR=2023;ORIG=-10,10] W38 S6 E10 S10 E18 N10 E10 N6 $
FOP=[YR=2023;ORIG=32,20] E34 S10 W34 N10 $
FOP=[YR=2023;ORIG=29,64] E36 S8 W36 N8 $
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EXTRA FEATURES

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
1	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2025	2024		98	41,709	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 43,209

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	0100	C	SFR	100		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,320							

REVIEW DATE 03/05/2026 BY robin Total Acres: 2.02 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 05/13/2026 BY SYS