

PART OF LOT 4 THE HUNT PLACE S/D  
NE COR OF SAID LOT 4, N 66 DEG W  
SW DAIRY ST 75.34 FT FOR POB, CO

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

2026

08-5S-16-03490-054

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 27,648 TOTAL MARKET VALUE 27,648 SOH/AGL Deduction 6,739 ASSESSED VALUE 20,909 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,909 TOTAL JUST VALUE 27,648 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,192															
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		8516.0100 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																	
																				OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1496/1264 8/03/2023 WD U V 11 100 GRANTOR: WAITES OLLIE O GRANTEE: PEELER DOUGLAS CARL																	
TOTALS																				BLD DATE		LGL DATE		05/06/2026		MLU		BUILDING NOTES									
EXTRA FEATURES																				XF DATE		LAND DATE															
																				INC DATE		AG DATE															
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	BUILDING DIMENSIONS																					
LAND DESCRIPTION										TOTAL OB/XF										0																	
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.92	AC		1.00	1.00	0.90	16,000.00	14,400.00	27,648																				
REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.92 Total Land Value: 27,648 Market: 0 Agricultural: 0 Common: 27,648 PRINTED 05/13/2026 BY SYS																																					