SE1/4 OF NE1/4 W OF REGISTER RD,
OF SE1/4 OF NE1/4, RUN W 250.42
TO C/L OF RD, SE ALONG C/L 203.1

PECK GREGORY P/PECK TAMMIE C
2418 NE OMAR TER
LAKE CITY, FL 32055

2027

17-1S-17-04532-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

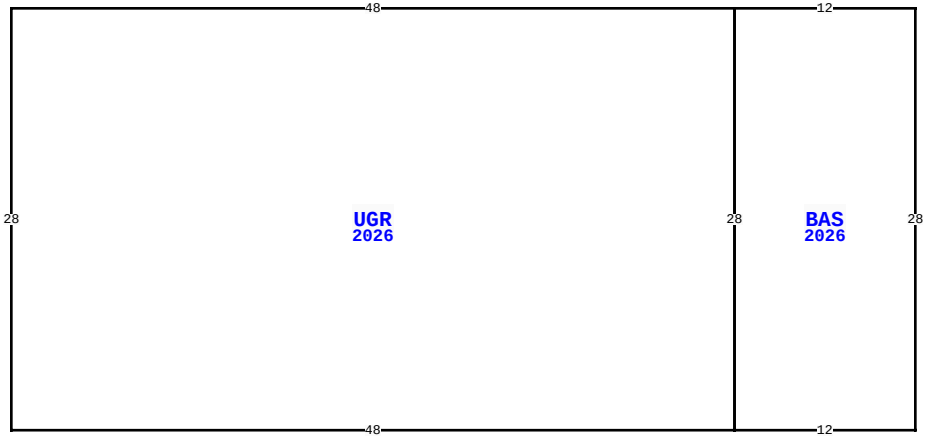
NEIGHBORHOOD/LOC 17117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	2026	336	19,777
UGR	1,344	45	2026	605	35,610
TOTALS	1,680			941	55,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	941	98.1000	58.86	55,387	2025	2025	0	0	0	0.00	100.00

1 STRG/CONV 100% - 2026 Heated Area: 336 HX Base Yr 2026



2418 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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		55,387
TOTAL MARKET OB/XF VALUE		17,796
TOTAL LAND VALUE - MARKET		112,255
TOTAL MARKET VALUE		185,438
SOH/AGL Deduction		0
ASSESSED VALUE		185,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,027
TOTAL JUST VALUE		185,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050340	Electrical Servic	0	07/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1566	10/30/2026	WD	Q	I	01	250,000
GRANTOR: ROBINETTE ANTHONY P						
GRANTEE: PECK GREGORY P						
1554/441	11/14/2025	QC	U	I	11	100
GRANTOR: ROBINETTE ANTHONY P						
GRANTEE: ROBINETTE ANTHONY P						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2026;ORIG=15,10] E48 S28 W48 N28 $
BAS=[YR=2026;ORIG=63,10] E12 S28 W12 N28 $
.

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	0040	BARN,POLE	0	100	18	14	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0214	GRN HOUSE	0	100	14	24	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0041	BARN,MACH	0	100	22	24	384.00	UT	5.00	5.00	100	2004	2004	3	100	1,920	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	50	2004	2004	3	50	450	
7	0263	PRCH,USP	0	100	14	24	336.00	UT	11.00	11.00	100	2004	2004	3	100	3,696	
8	0040	BARN,POLE	0	100	24	18	432.00	UT	2.50	2.50	100	2004	2004	3	100	1,080	
9	0040	BARN,POLE	0	100	14	14	196.00	UT	2.50	2.50	100	2010	2010	3	100	490	
10	0294	SHED WOOD/	0	100	12	18	216.00	UT	10.00	10.00	100	2010	2010	3	100	2,160	

TOTAL OB/XF 17,796

LAND DESCRIPTION

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					20.41	AC		1.00	1.00	1.00	5,500.00	5,500.00	112,255							

REVIEW DATE 12/01/2025 BY HC Total Acres: 20.41 Total Land Value: 112,255 Market: 0 Agricultural: 0 Common: 112,255 PRINTED 11/18/2026 BY SYS