COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, RUN S 170 FT, W 300 FT,
E 300 FT TO POB.

PEELER HUNTER/PEELER LESLIE EARL
PO BOX 2238
LAKE CITY, FL 32056

2026

19-4S-17-08488-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

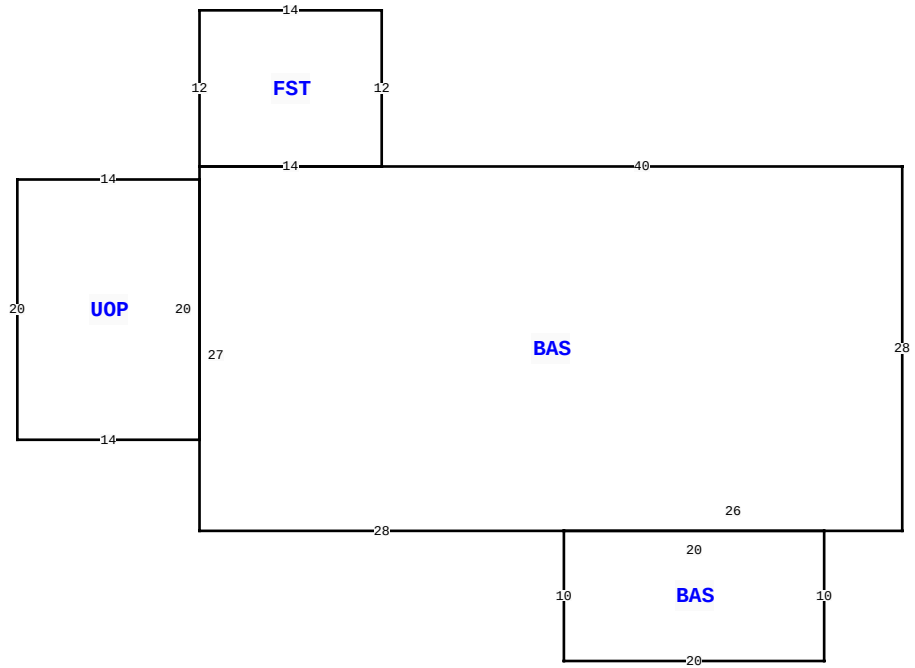
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	6,497
BAS	1,512	100		1,512	49,116
FST	168	55		92	2,988
UOP	280	20		56	1,819
TOTALS	2,160			1,860	60,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,860	71.2368	81.21	151,051	1962	1962	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 2024 Heated Area: 1712 HX Base Yr



170 SW MA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,420
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,443
TOTAL MARKET VALUE	81,863
SOH/AGL Deduction	0
ASSESSED VALUE	81,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,863
TOTAL JUST VALUE	81,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047578	Roof Replacement	9,750	06/30/2023
000047317	Remodel	50,000	06/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2671	5/08/2023	WD	Q	I	03	70,000
GRANTOR: HUNT DARRELL						
GRANTEE: PEELER HUNTER						
1466/202	5/05/2022	WD	U	V	11	0
GRANTOR: HUNT DARRELL W						
GRANTEE: HUNT DARRELL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= N12 W14 S12 E14$ W14 S1 UOP= W14 S20 E14 N20$
S27 E28 BAS= S10 E20 N10W20$ E26 N28$.

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

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	0100	C	SFR	0		A-1	165.00	170.00	0.64	AC		1.00	1.00	1.36	13,000.00	17,680.00	11,315							
2	0000	C	VAC RES	0		A-1	135.00	170.00	0.53	AC		1.00	1.00	1.47	13,000.00	19,110.00	10,128							

REVIEW DATE 07/17/2023 BY ME Total Acres: 1.17 Total Land Value: 21,443 Market: 0 Agricultural: 0 Common: 21,443 PRINTED 05/15/2026 BY SYS