20 FT OFF E SIDE OF S1/2 LOT 12
OF LOT 13 PINE NEEDLES ESTATES S

HALL CYLE J/BURNS CHELSEA R
1316 SE PEACOCK TER
LAKE CITY, FL 32025

2027

20-3S-17-05256-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

329 NE WINDALL LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	3,521
TOTAL MARKET VALUE	4,021
SOH/AGL Deduction	0
ASSESSED VALUE	4,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,021
TOTAL JUST VALUE	4,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,021

XFOB:1:1: HOUSE IN BAD SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1569	5/07/2026	WD	Q	I	01	10,000
GRANTOR: HODSON FREDERICK E						
GRANTEE: HALL CYLE J						
1566/2554	4/27/2026	QC	U	V	11	100
GRANTOR: HODSON FREDERICK E						
GRANTEE: HODSON FREDERICK E						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0700	C	MISC RES	0		00	0.00	0.00	11,737.50	SF		1.00	1.00	0.60	0.50	0.30	3,521							

REVIEW DATE 08/28/2015 BY DF Total Acres: 0.27 Total Land Value: 3,521 Market: 0 Agricultural: 0 Common: 3,521 PRINTED 11/17/2026 BY SYS