

S1/2 OF W1/2 OF SW1/4 OF SW1/4
OF SE1/4. (AKA PART OF LOT 7
BLOCK A RANCHETTES S/D UNREC)

PEACOCK JANE K
533 NW SATURN LANE
LAKE CITY, FL 32055

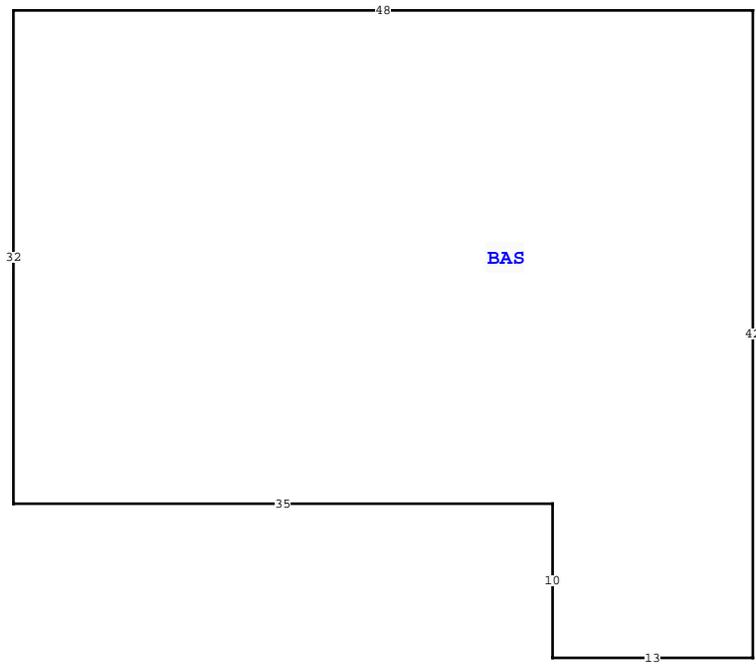
2026

21-3S-16-02233-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100		
03	GABLE/HIP 100		
14	PREFIN MT 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectural	05	CONV 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 01
	NEIGHBORHOOD/LOC	21316.050	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666 134,193
TOTALS	1,666		1,666 134,193

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0		206,451	1990	1990		0	0	35.00	65.00
				Heated Area: 1666				HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		134,193	
TOTAL MARKET OB/XF VALUE		18,176	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		192,369	
SOH/AGL Deduction		73,614	
ASSESSED VALUE		118,755	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		62,344	
TOTAL JUST VALUE		192,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,519	
SALE:1:1: MH HERE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38114	MAINT/ALTR	75	05/14/2019
12360	M H	125	04/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1179/2585	8/28/2009	QC	U	I	11	100
GRANTOR: GRADY M & JANE K PITT						
GRANTEE: JANE K PEACOCK						
0617/0087	3/01/1987	WD	Q	I		12,500
GRANTOR:						
GRANTEE:						

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	0294	SHED WOOD/	0	100	0	0	2.00	UT	150.00	150.00	100	0	0	3	100	300	
2	0285	SALVAGE	0	100	12	60	1.00	UT	0.00	0.00	100	1973	1973	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
6	0030	BARN, MT	0	100	36	40	1,440.00	UT	11.00	11.00	50	2008	2008	3	50	7,920	
7	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

TOTAL OB/XF												
16,876												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/20/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S32 E35 S10 E13 N42S.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000								
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000								

S1/2 OF W1/2 OF SW1/4 OF SW1/4
 OF SE1/4. (AKA PART OF LOT 7
 BLOCK A RANCHETTES S/D UNREC)

PEACOCK JANE K
 533 NW SATURN LANE
 LAKE CITY, FL 32055

2026

21-3S-16-02233-000



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: 2 Tax Dist: BUILDING MARKET VALUE 134,193 TOTAL MARKET OB/XF VALUE 18,176 TOTAL LAND VALUE - MARKET 40,000 TOTAL MARKET VALUE 192,369 SOH/AGL Deduction 73,614 ASSESSED VALUE 118,755 TOTAL EXEMPTION VALUE HX HB WX 56,411 BASE TAXABLE VALUE 62,344 TOTAL JUST VALUE 192,369 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 187,519											
DOR CODE 0100 SINGLE FAMILY																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 21316.050 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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	BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE 04/20/2026 MLU										
11	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200																
12	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																
13	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600																
																	TOTAL OB/XF 1,300														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							