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

2027

21-3S-16-02233-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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

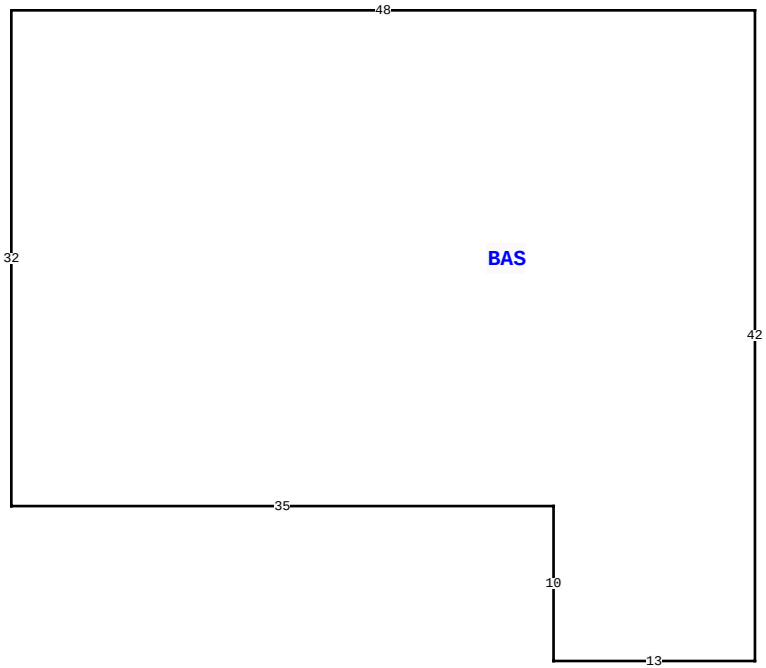
NEIGHBORHOOD/LOC 21316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	129,483
TOTALS	1,666			1,666	129,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	108.7020	119.57	199,204	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1666 HX Base Yr



1371 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,483
TOTAL MARKET OB/XF VALUE		18,176
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		187,659
SOH/AGL Deduction		65,339
ASSESSED VALUE		122,320
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		65,909
TOTAL JUST VALUE		187,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,019

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:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S32 E35 S10 E13 N42$.

LAND DESCRIPTION

TOTAL OB/XF 16,876

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		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							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS

S1/2 OF W1/2 OF SW1/4 OF SW1/4
OF SE1/4. (AKA PART OF LOT 7
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PEACOCK JANE K
533 NW SATURN LANE
LAKE CITY, FL 32055

2027

21-3S-16-02233-000

BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR:						
GRANTEE:						

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
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

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

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS