COMM AT NE COR OF SE1/4 OF SW 1/
FT, W 507.52 FT, N 170.87 FT FOR
510.14 FT TO E R/W OF PEACOCK TE

GARNIER JEREMY/GARNIER MELISSA
513 SE PEACOCK TER
LAKE CITY, FL 32025-8212

2027

23-4S-17-08714-004

BUILDING CHARACTERISTICS

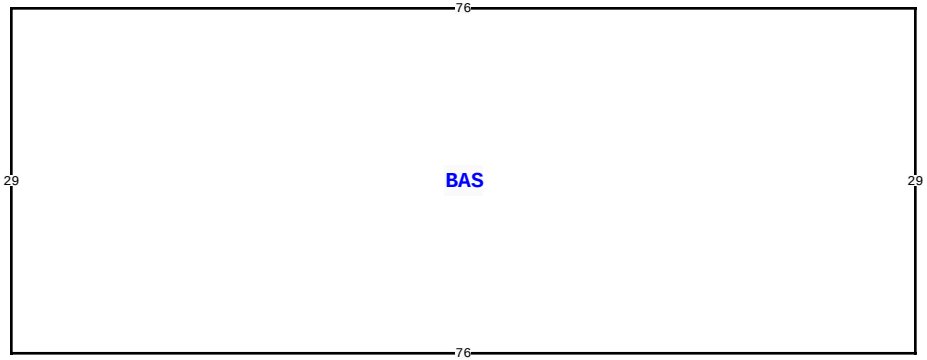
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100		2,204	166,583
TOTALS	2,204			2,204	166,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,204	105.8000	99.45	219,188	2014	2014	0	0	0	24.00	76.00

1 MODULAR 1 100% - 2015 Heated Area: 2204 HX Base Yr 2015



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	166,583
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	204,183
SOH/AGL Deduction	57,242
ASSESSED VALUE	146,941
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	95,530
TOTAL JUST VALUE	204,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32425	SFR	425	10/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0637	5/23/2014	WD	U	V	30	100
GRANTOR: JAMES DOYLE ROOKS SR						
GRANTEE: JEREMY & MELISSA GA						
1156/0425	8/06/2008	WD	U	V	08	12,000
GRANTOR: CAMILLE PEACOCK						
GRANTEE: JAMES DOYLE ROOKS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E76 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0201	C	MOD HOME	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/31/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS