

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

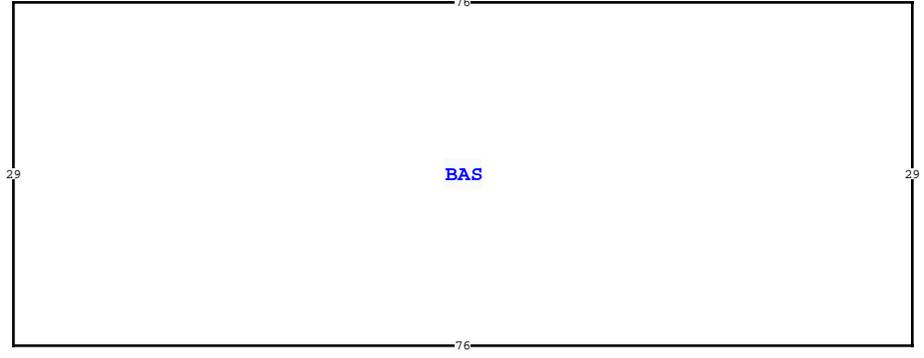
GARNIER JEREMY/GARNIER MELISSA  
 513 SE PEACOCK TER  
 LAKE CITY, FL 32025-8212

**2026**

23-4S-17-08714-004  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	97.34	214,537	2014	2014	0	0	24.00	76.00	
1 MODULAR 1 100% - 2015 Heated Area: 2204 HX Base Yr 2015												



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	163,048
TOTALS	2,204			2,204	163,048

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	163,048			
TOTAL MARKET OB/XF VALUE	9,600			
TOTAL LAND VALUE - MARKET	24,000			
TOTAL MARKET VALUE	196,648			
SOH/AGL Deduction	53,987			
ASSESSED VALUE	142,661			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	91,250			
TOTAL JUST VALUE	196,648			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	203,084			

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	U	V	30	100
GRANTOR: JAMES DOYLE ROOKS SR						
GRANTEE: JEREMY & MELISSA GA						
1156/0425	8/06/2008	WD U	U	V	08	12,000
GRANTOR: CAMILLE PEACOCK						
GRANTEE: JAMES DOYLE ROOKS S						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S29 E76 N29\$.	

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	0201	C	MOD HOME	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000									