

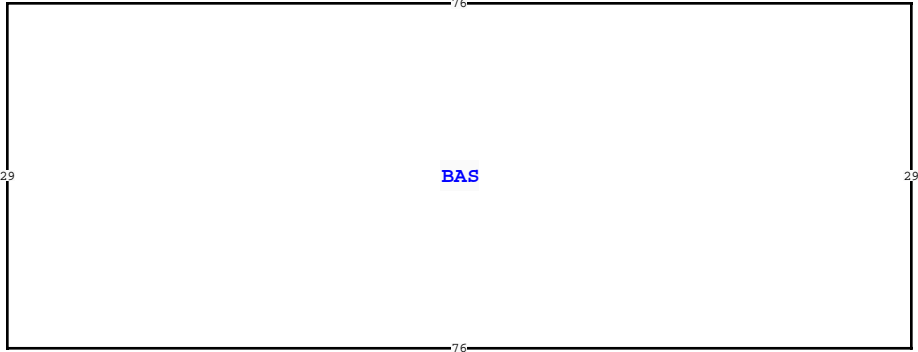
COMM AT NE COR OF SE1/4 OF SW 1/
 FT, W 507.52 FT, N 170.87 FT FOR
 510.14 FT TO E R/W OF PEACOCK TE

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

2026

23-4S-17-08714-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
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
Architectural	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
BAS	2,204	100	
TOTALS	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													
1	MODULAR	1	100%	- 2015																				
Heated Area: 2204					HX Base Yr 2015																			
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/06/2026	MLU																			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
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				61,522		
ASSESSED VALUE				142,661		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				91,250		
TOTAL JUST VALUE				204,183		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S29 E76 N29\$.						

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	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
TOTAL OB/XF 9,600																

LAND DESCRIPTION																								
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	14,000.00	14,000.00	28,000							