LOT 29 FAIRWAY VIEW UNIT 2-A.
460-604, 830-2006, DC 1211-773,

PECK LEONARD A II
165 NW HARRIS LOOP
LAKE CITY, FL 32055

2027

26-3S-16-02308-069

BUILDING CHARACTERISTICS

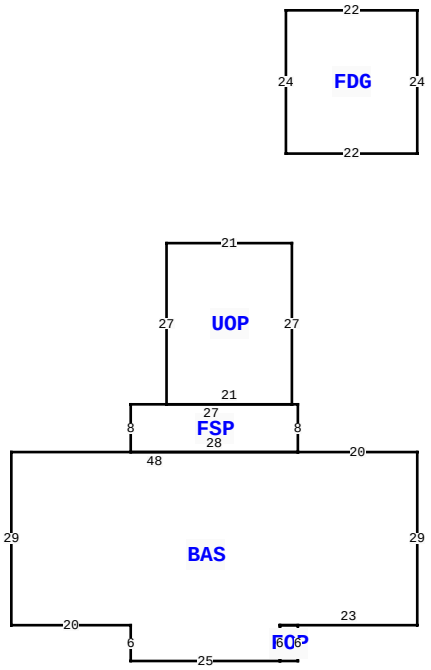
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100		2,122	187,268
FDG	528	60		317	27,975
FOP	18	30		5	441
FSP	224	40		90	7,942
UOP	567	20		113	9,972
TOTALS	3,459			2,647	233,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,647	123.4310	135.77	359,383	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2122 HX Base Yr 2021



165 NW HARRIS LOOP, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,032	
4	0261	PRCH, UOP	0	100	10	15	150.00	UT	6.50	6.50	100	1993	1993	3	100	975	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,599
TOTAL MARKET OB/XF VALUE	5,557
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	274,156
SOH/AGL Deduction	91,711
ASSESSED VALUE	182,445
TOTAL EXEMPTION VALUE	HX HB VX VP 182,445
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	274,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056820	Remodel	17,000	10/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/87	2/21/2026	LE	U	I	14	100
GRANTOR: PECK LEONARD (ENH LIF						
GRANTEE: WRIGHT SHIRLEY JEAN						
1408/0527	3/17/2020	WD	Q	I	01	237,500
GRANTOR: JEFFERY W SIMMONS						
GRANTEE: LEONARD A PECK II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N8 W1 UOP= N27 W21 S27 E21$ W27 S8 E28$ W48 S29 E20 S6 E25 FOP= E3 N6W3 S6$ N6 E23 N29 $ PTR=N50 FDG= N24 W22 S24 E22$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 5,557

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS