

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

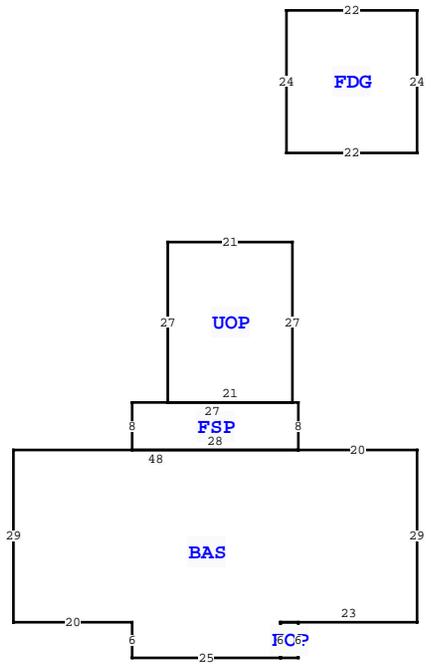
PECK LEONARD A II
165 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

26-3S-16-02308-069


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 50				
Interior Floor	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 Units	05 CONV 100 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	194,082
FDG	528	60		317	28,993
FOP	18	30		5	458
FSP	224	40		90	8,232
UOP	567	20		113	10,335
TOTALS	3,459			2,647	242,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021	140.71	372,459	1984	1984	0	0	35.00	65.00
				Heated Area: 2122							
					HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		242,098	
TOTAL MARKET OB/XF VALUE		5,557	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		282,655	
SOH/AGL Deduction		105,524	
ASSESSED VALUE		177,131	
TOTAL EXEMPTION VALUE	HX HB VX VP	177,131	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		282,655	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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	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	
TOTALS															5,557		

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	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							