

COMM SW COR OF NE1/4 OF NW1/4, S
330 FT, N 218.71 FT FOR POB, CON
TO E LINE OF NE1/4 OF NW1/4, S 4

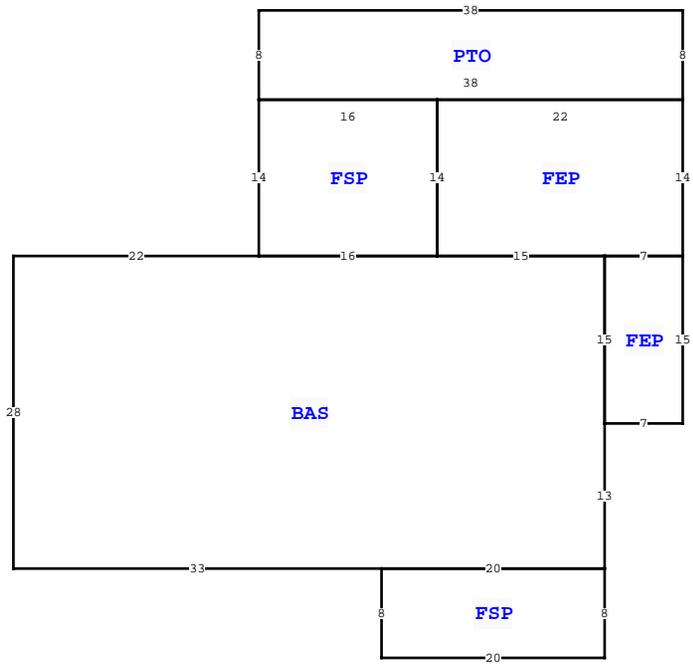
GRINER MARTIN E III/GRINER BARBARA S
879 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08744-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	06 VINYL ASB 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	26417.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,484
FEP	105
FEP	308
FSP	160
FSP	224
PTO	304
TOTALS	2,585

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,983	96.4180	109.92	217,971	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1484 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,681
TOTAL MARKET OB/XF VALUE			11,900
TOTAL LAND VALUE - MARKET			109,230
TOTAL MARKET VALUE			262,811
SOH/AGL Deduction			149,628
ASSESSED VALUE			113,183
TOTAL EXEMPTION VALUE	HX HB VX VP		113,183
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			262,811
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053504	Electrical Servic		07/02/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/182	4/24/2024	LE U	I	14		100
GRANTOR: GRINER MARTIN E III						
GRANTEE: GRINER MARTIN E III						
1515/179	4/24/2024	WD U	I	11		100
GRANTOR: GRINER MARTIN E III						
GRANTEE: GRINER MARTIN E III						

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0021	BARN, FR AE	0	100	35	80	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF													
11,700													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	05/06/2026	MLU									
INC DATE		AG DATE											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 S28 E33 FSP= S8 E20 N8 W20\$ E20 N13 FEP= E7 N15 W7 S15\$ N15 FEP= E7 N14 PTO= N8 W38 S8 E38\$ W22 S14 E15\$ W15 FSP= N14 W16 S14 E16\$ W16\$.													

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	0100	C	SFR	100		A-1	0.00	0.00	9.93	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,230							

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 330 FT, N 218.71 FT FOR POB, CON
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