BEG SW COR OF NE1/4 OF NW1/4, RU
E 275 FT, S 158.4 FT, W 275 FT,
POB. (AKA LOT 18 PEACOCK ROAD S/

DAVIS GLENN CHARLES/LAWSON-DAVIS TARA
958 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08747-001

BUILDING CHARACTERISTICS

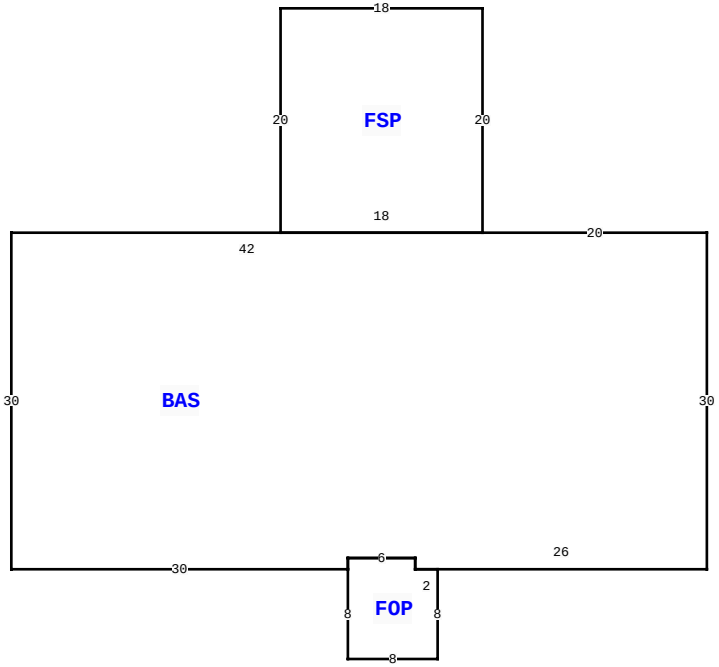
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100		1,854	165,770
FOP	70	35		24	2,146
FSP	360	40		144	12,875
TOTALS	2,284			2,022	180,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,022	117.9000	113.18	228,850	2016	2015	0	0	0	21.00	79.00

2 MANUF 2 100% - 2025 Heated Area: 1854 HX Base Yr 2025



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2026 MLU
AG DATE	

958 SE PEACOCK TER, LAKE CITY

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,792
TOTAL MARKET OB/XF VALUE		19,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		217,992
SOH/AGL Deduction		0
ASSESSED VALUE		217,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,581
TOTAL JUST VALUE		217,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,876

XFOB:1:1: BRIGADIER M H

SALE:1:1: DOT CHECKED - JUST PLAIN PAID TOO MUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33189	M H	375	07/16/2015
25200	M H	521	11/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2272	10/11/2023	WD	Q	I	01	270,000
GRANTOR: MACHE RUTH E						
GRANTEE: DAVIS GLENN CHARLES						
1089/1042	7/07/2006	WD	U	I	07	40,000
GRANTOR: PATRICK R TITTERINGTO						
GRANTEE: RUTH E MACHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N20 W18 S20 E18$ W42 S30 E30 FOP= S8 E8 N8 W2 N1 W6 S1$ N1 E6 S1 E26 N30$.

LAND DESCRIPTION

TOTAL OB/XF 19,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 10/26/2023 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS