

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/

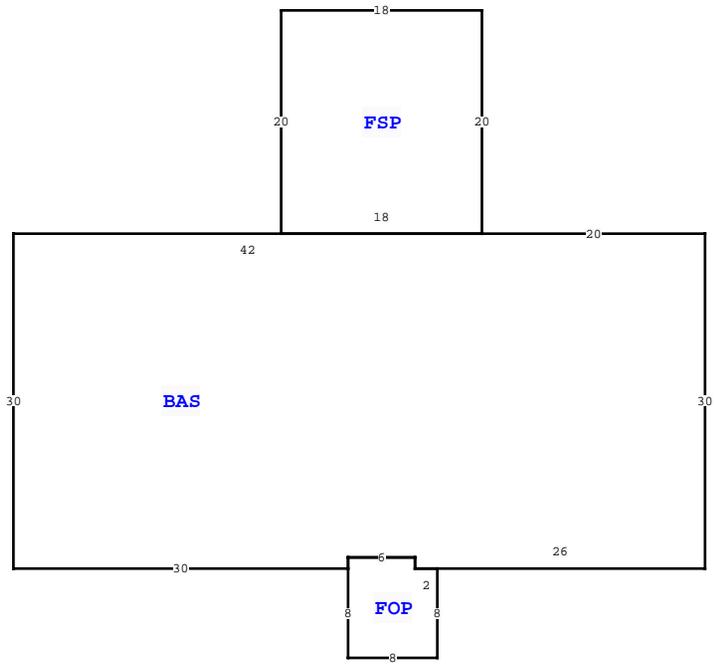
DAVIS GLENN CHARLES/LAWSON-DAVIS TARA
958 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	1,854	100	
FOP	70	35	
FSP	360	40	
TOTALS	2,284		
TOTALS		2,022	190,216

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	119.08	240,780	2016	2015	0	0	21.00	79.00	
2 MANUF 2 100% - 2025 Heated Area: 1854 HX Base Yr 2025												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			190,216
TOTAL MARKET OB/XF VALUE			19,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			227,416
SOH/AGL Deduction			0
ASSESSED VALUE			227,416
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			176,005
TOTAL JUST VALUE			227,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,027
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						

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

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
958 SE PEACOCK TER, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/08/2026 MLU												
19,200												

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00
TOTAL ADJ												
UNIT PRICE												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												