COMM SW COR OF NE1/4 OF NW1/4,
RUN N 264 FT FOR POB, CONT N
151.84 FT, E 280 FT, S 151.65

SMITH ROBERT EARL
896 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08747-002

BUILDING CHARACTERISTICS

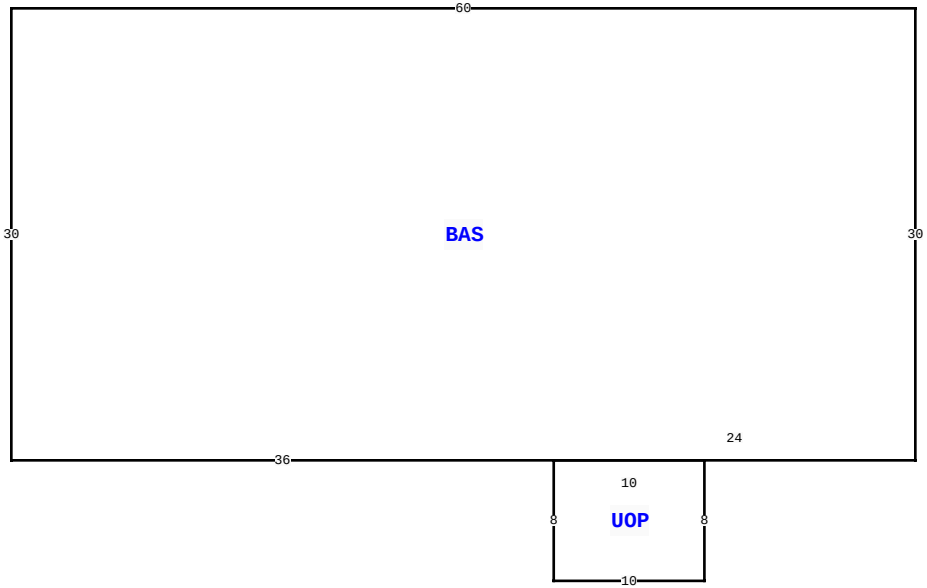
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,800	100		1,800	108,732
UOP	80	25		20	1,208
TOTALS	1,880			1,820	109,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,820	118.1000	109.83	199,891	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1800 HX Base Yr 2020



896 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0040	BARN,POLE	0	100	16	16	256.00	UT	2.00	2.00	100	0	0	3	100	512	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,940
TOTAL MARKET OB/XF VALUE		8,712
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		136,652
SOH/AGL Deduction		39,990
ASSESSED VALUE		96,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,251
TOTAL JUST VALUE		136,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,833

BLDG:1:1: CONCORD MH

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23183	M H	0	05/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1738	5/31/2019	WD	Q	I	01	106,000
GRANTOR: KAITLIN M SCOTT						
GRANTEE: ROBERT EARL SMITH						
1293/1389	4/24/2015	WD	Q	I	01	73,000
GRANTOR: RONALD H & LINDA L TY						
GRANTEE: KAITLIN M SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E36 UOP= S8 E10 N8 W10$ E24 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,712

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 06/25/2020 BY KR Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS