

BEG SE COR OF NE1/4 OF SW1/4,  
 RUN W 827.25 FT, N 295.80 FT,  
 N 40 DG E 270 FT, N 26 DG E

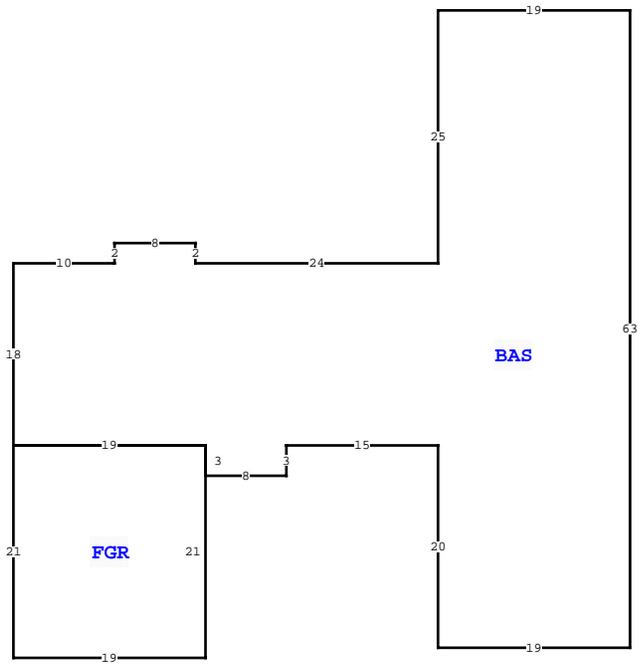
BOWLES SHANNON  
 1504 SE PEACOCK TER  
 LAKE CITY, FL 32025

**2026**

26-4S-17-08747-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	PCT OF BASE	YEAR
BAS	1,993	100	
FGR	399	55	
TOTALS	2,392		

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%	- 2020								
Heated Area: 1993						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				208,998		
TOTAL MARKET OB/XF VALUE				11,368		
TOTAL LAND VALUE - MARKET				87,840		
TOTAL MARKET VALUE				308,206		
SOH/AGL Deduction				140,403		
ASSESSED VALUE				167,803		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				116,392		
TOTAL JUST VALUE				308,206		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				286,240		
LAND:2:1: DO NOT REMOVE AG-JDC						
SALE:1:1: 7.32 ACRES PLUS IMP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1333	1/12/2018	WD Q	Q	I	01	230,000
GRANTOR: LOUIS & RACHEL NGOM &						
GRANTEE: SHANNON BOWLES						
1245/1866	12/13/2012	WD Q	Q	I	01	225,000
GRANTOR: BILL BANNER ADRIANE L						
GRANTEE: RACHEL NGOM & ETAL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W19 S25 W24 N2 W8 S2 W10S18 FGR= S21 E19 N21 W19 \$ E19 S3 E8 N3 E15 S20 E19 N63 \$.						

EXTRA FEATURES															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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	12	24	288.00	UT	0.90	0.90	100	0	0	3	100	259	
2	0294	SHED WOOD/	0	100	16	24	384.00	UT	1.98	1.98	100	0	0	3	100	760	
3	0327	STABLES-SM	0	100	36	46	1,656.00	UT	4.80	4.80	100	0	0	3	100	7,949	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
TOTALS																11,368	

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		A-1	0.00	0.00	7.32	AC		1.00	1.00	1.00	12,000.00	12,000.00	87,840							