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

2027

26-4S-17-08747-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	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

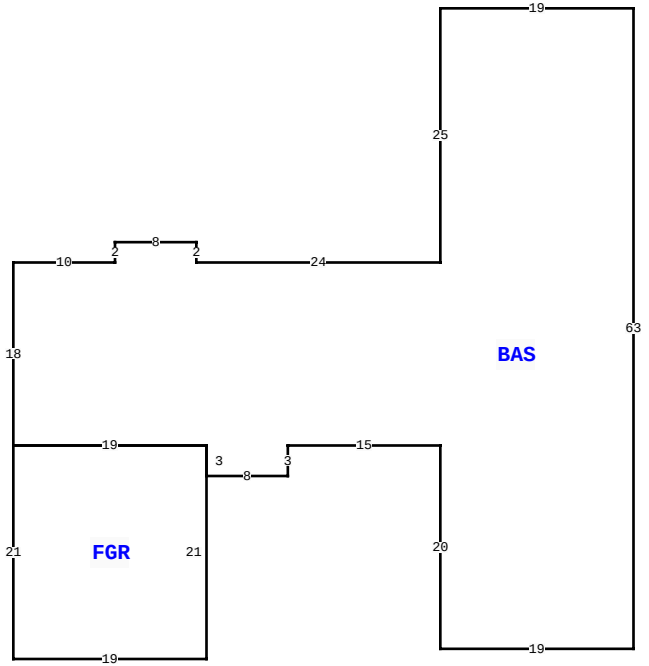
NEIGHBORHOOD/LOC 26417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100		1,993	181,700
FGR	399	55		219	19,966
TOTALS	2,392			2,212	201,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	127.5120	140.26	310,255	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1993 HX Base Yr 2020



1504 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,666
TOTAL MARKET OB/XF VALUE		11,368
TOTAL LAND VALUE - MARKET		87,840
TOTAL MARKET VALUE		300,874
SOH/AGL Deduction		128,037
ASSESSED VALUE		172,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,426
TOTAL JUST VALUE		300,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,540

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	I	01	230,000
GRANTOR: LOUIS & RACHEL NGOM &						
GRANTEE: SHANNON BOWLES						
1245/1866	12/13/2012	WD	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 $.

LAND DESCRIPTION

TOTAL OB/XF 11,368

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	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							

REVIEW DATE 06/21/2017 BY BC Total Acres: 7.32 Total Land Value: 87,840 Market: 0 Agricultural: 0 Common: 87,840 PRINTED 11/17/2026 BY SYS