BEG NE COR OF NE1/4 OF SW1/4,
RUN S 46.01 FT, W 996.8 FT, N
420 FT, E 997.88 FT TO E LINE

SLANKER MICHAEL/SLANKER DIANE
1229 SE PEACOCK TERR
LAKE CITY, FL 32025

2027

26-4S-17-08747-005

BUILDING CHARACTERISTICS

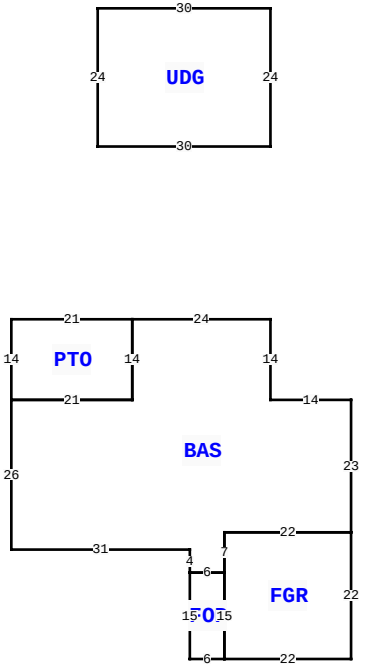
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	1,828	100		1,828	171,567
FGR	484	55		266	24,966
FOP	90	30		27	2,534
PTO	294	5		15	1,408
UDG	720	55		396	37,166
TOTALS	3,416			2,532	237,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,532	120.1728	132.19	334,705	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1828 HX Base Yr 1997



1229 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	0166	CONC,PAVMT	0	100	0	0	717.00	UT	1.50	1.50	100	1996	1996	3	100	1,076	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	237,641
TOTAL MARKET OB/XF VALUE	8,676
TOTAL LAND VALUE - MARKET	105,710
TOTAL MARKET VALUE	279,556
SOH/AGL Deduction	87,301
ASSESSED VALUE	192,255
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	140,844
TOTAL JUST VALUE	352,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,341

SALE:1:1: 9.61 AC WITH MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045392	Roof Replacement	15,890	09/08/2022
10299	SFR	300	10/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/1055	3/30/1994	PR	Q	I		40,000

GRANTOR: VESTER MCFATTER ESTAT

GRANTEE: MICHAEL & DIANE SLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= W21 S14 E21 N14$ S14 W21 S26 E31 S4 FOP= S15 E6 N15 W6$ E6 FGR= S15 E22 N22 W22 S7$ N7 E22 N23 W14N14$ PTR= N30 UDG= N24 W30 S24 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,676

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	2.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	28,710							
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	647.00	647.00	4,529							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,000							

REVIEW DATE 11/21/2022 BY JS Total Acres: 9.61 Total Land Value: 33,239 Market: 77,000 Agricultural: 4,529 Common: 28,710 PRINTED 11/17/2026 BY SYS