COMM SW COR OF NE1/4 OF SW1/4,
RUN N 780.03 FT FOR POB, CONT
N 176.41 FT, E 275 FT TO W

HALL DAVID E/HALL KIMBERLY MICHELLE
254 SW AIRES PL
FORT WHITE, FL 32038-0162

2027

26-4S-17-08747-007

BUILDING CHARACTERISTICS

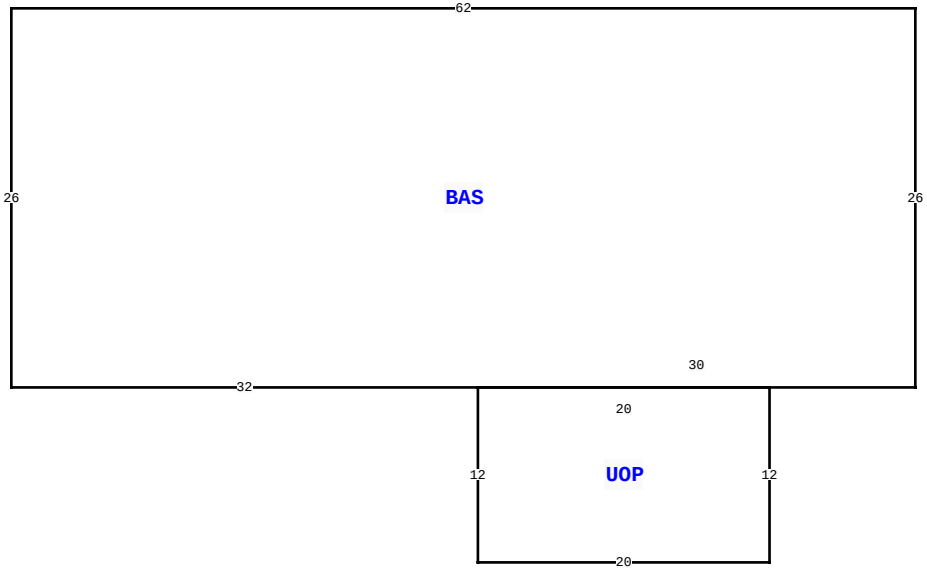
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	1,612	100		1,612	44,839
UOP	240	25		60	1,669
TOTALS	1,852			1,672	46,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,672	115.9000	69.54	116,271	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1612 HX Base Yr



BLD DATE	11/12/1998 JS	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

1316 SE PEACOCK TER, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,508
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	19,980
TOTAL MARKET VALUE	75,188
SOH/AGL Deduction	6,873
ASSESSED VALUE	68,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,315
TOTAL JUST VALUE	75,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/1940	5/06/2009	QC	U	I	11	100
GRANTOR: KIMBERLY MICHELLE DIC						
GRANTEE: DAVID E HALL						
0734/0848	10/19/1990	WD	Q	V	02	0
GRANTOR: WILLIAM DICKS						
GRANTEE: KIM & DAVID HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S26 E32 UOP= S12 E20 N12 W20$ E30 N26$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0		A-1	0.00	0.00	0.56	AC		1.00	1.00	1.00	18,000.00	18,000.00	10,080							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.55	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,900							

REVIEW DATE 06/21/2017 BY BC Total Acres: 1.11 Total Land Value: 19,980 Market: 0 Agricultural: 0 Common: 19,980 PRINTED 11/17/2026 BY SYS