BEG 415.84 FT N OF SW COR OF NE1
N 151.84 FT, E 280 FT, S 151.65
POB. (PARCEL 2)

GRINER MARTIN III/GRINER BARBARA
876 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08747-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

886 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,300
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	30,300
SOH/AGL Deduction	0
ASSESSED VALUE	30,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,300
TOTAL JUST VALUE	30,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,396

XFOB:5:1: TWO MH'S JOINED TO FORM DW

XFOB:3:1: ALSO HAS ABOVE GROUND POOL

XFOB:1:1: TOPPER MH ID#6030264 TWO MH'S JOINED AS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1237	8/06/2025	PR	U	I	19	45,000
GRANTOR: GEORGE DENECE						
GRANTEE: GRINER MARTIN III						
1373/0835	11/19/2018	QC	U	I	11	4,000
GRANTOR: EVELYN AUDETTE						
GRANTEE: DENECE GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	GARAGE F	0	0	20	23	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	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 12,300

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	0700	C	MISC RES	0		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 01/13/2026 BY TP — Total Acres: 1.00 — Total Land Value: 18,000 — Market: 0 — Agricultural: 0 — Common: 18,000 — PRINTED 11/17/2026 BY SYS