

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

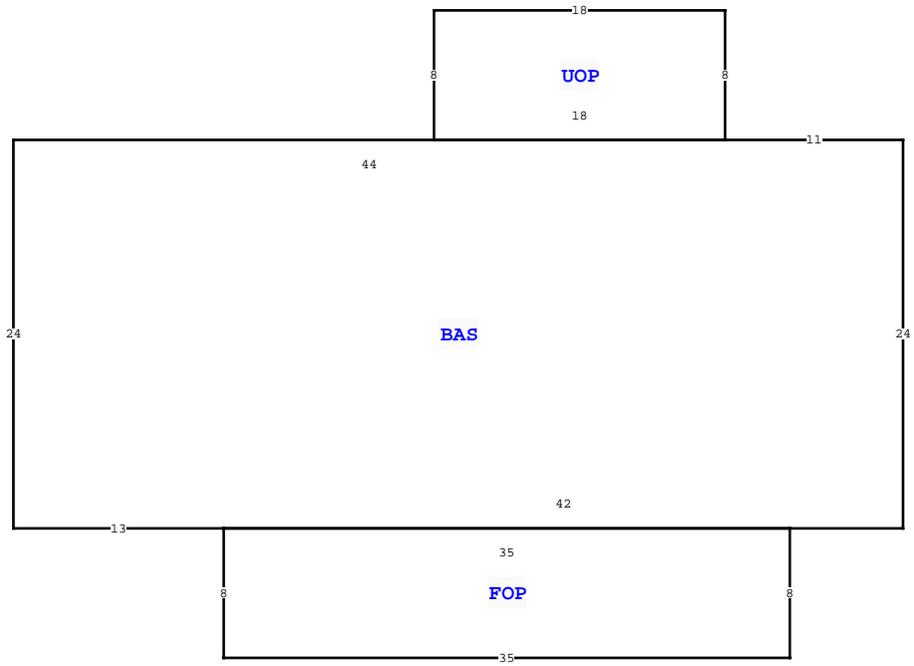
GRINER MARTIN III/GRINER BARBARA
876 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-009

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	06	CUST PANEL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	1,320	100	
FOP	280	35	
UOP	144	25	
TOTALS	1,744		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,454	114.9000	68.94	100,239	1974	1974	0	0	60.00	40.00
1 MOBILE HME 0% - 2026 Heated Area: 1320 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,096
TOTAL MARKET OB/XF VALUE			12,300
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			70,396
SOH/AGL Deduction			0
ASSESSED VALUE			70,396
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			70,396
TOTAL JUST VALUE			70,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,396
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						

EXTRA FEATURES															
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	0200	GARAGE F	0	0	20	23		1.00	UT	0.00		0	3	100	5,000
2	0296	SHED METAL	0	0	0	0		1.00	UT	0.00		0	3	100	300
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00		0	3	100	7,000

TOTAL OB/XF												12,300												
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES						
886 SE PEACOCK TER, LAKE CITY						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/08/2026 MLU						

BUILDING DIMENSIONS						
BAS= W11 UOP= N8 W18 S8 E18\$W44 S24 E13 FOP= S8 E35 N8 W35\$ E42 N24\$.						

LAND DESCRIPTION																								
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							