

BEG 1161.60 FT S OF NW COR OF SE
 RUN E 275 FT TO W R/W PEACOCK RD
 R/W 158.40 FT, W 275 FT, N 158.4

SANDROCK DUANE E/SHEPHERD ANNA L
 328 SE WALTER FLINN LN
 LAKE CITY, FL 32025

2026

26-4S-17-08747-013


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 25,000 SOH/AGL Deduction 1,900 ASSESSED VALUE 23,100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,100 TOTAL JUST VALUE 25,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,000																																	
																				SALE:2:1: SALE DID NOT INCLUDE MH - DOT CHECKING XFOB:1:1: CLAR MH SALE:1:1: LOT 11																																	
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>000043564</td> <td>Mobile Home</td> <td></td> <td>01/20/2022</td> </tr> <tr> <td>7252</td> <td>M H</td> <td>60</td> <td>06/10/1993</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	000043564	Mobile Home		01/20/2022	7252	M H	60	06/10/1993												
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																		
000043564	Mobile Home		01/20/2022																																																		
7252	M H	60	06/10/1993																																																		
																				<table border="1"> <thead> <tr> <th colspan="7">SALES DATA</th> <th>SALE PRICE</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1438/2221</td> <td>5/26/2021</td> <td>WD U</td> <td>I</td> <td>I</td> <td>37</td> <td></td> <td>18,000</td> </tr> </tbody> </table> GRANTOR: HUBBARD BARBARA JO GRANTEE: SANDROCK DUANE E 1316/0452 6/03/2016 WD U I 38 10,000 GRANTOR: JOYCE A MORTON GRANTEE: WILLIAM A & BARBARA										SALES DATA							SALE PRICE	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD			1438/2221	5/26/2021	WD U	I	I	37		18,000
SALES DATA							SALE PRICE																																														
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD																																																
1438/2221	5/26/2021	WD U	I	I	37		18,000																																														
TOTALS										1196 SE PEACOCK TER, LAKE CITY										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>05/08/2026</td> </tr> <tr> <th>XF DATE</th> <th>LAND DATE</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <th>INC DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table> MLU										BLD DATE	LGL DATE		05/08/2026	XF DATE	LAND DATE			INC DATE	AG DATE														
BLD DATE	LGL DATE																																																				
	05/08/2026																																																				
XF DATE	LAND DATE																																																				
INC DATE	AG DATE																																																				
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																							
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	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 03/16/2022 BY JB																																																					
Total Acres: 1.00					Total Land Value: 18,000					Market: 0					Agricultural: 0					Common: 18,000																																	
PRINTED 06/08/2026 BY SYS																																																					