

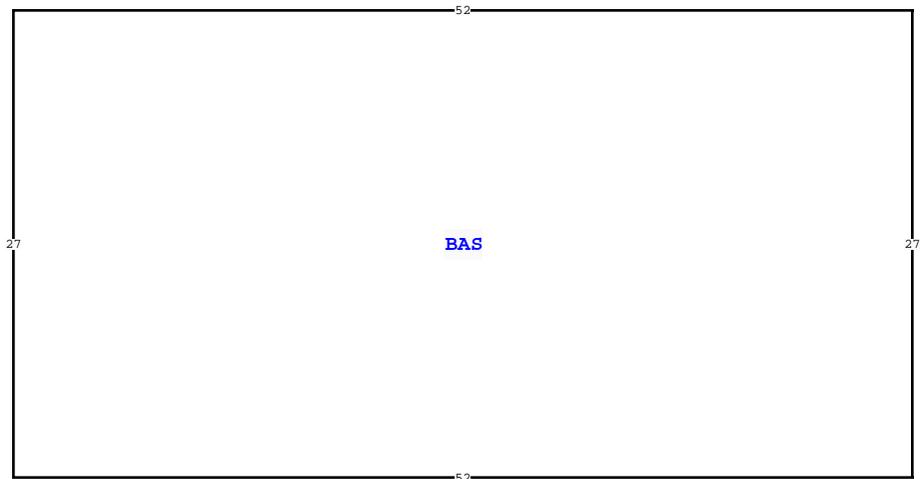
COMM NW COR OF SE1/4 OF NW1/4, R
FOR POB, RUN E 275 FT TO W R/W P
RUN S 158.40 FT, W 275 FT, N 158

KENNEY EUNICE
1180 SE PEACOCK TERR
LAKE CITY, FL 32025

2026

26-4S-17-08747-014


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	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	1,404	100	
TOTALS	1,404		1,404 39,054

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,404	115.9000	69.54	97,634	1999	1998	0	0	60.00	40.00	
2 MOBILE HME 0% - 0			Heated Area: 1404			HX Base Yr						
												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/08/2026 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	39,054		
TOTAL MARKET OB/XF VALUE	9,860		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	66,914		
SOH/AGL Deduction	4,556		
ASSESSED VALUE	62,358		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	62,358		
TOTAL JUST VALUE	66,914		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	62,914		
XFOB:1:1: CAPL MH			
BLDG:1:1: CAPL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14307	M H	125	07/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2682	4/30/2025	WD	U	I	11	100
GRANTOR: KELLY TERRY M						
GRANTEE: KENNEY EUNICE E						
1308/1634	1/21/2016	AG	U	I	40	59,000
GRANTOR: TERRY M KELLY						
GRANTEE: EUNICE KENNEY						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	14	168.00	UT	7.50	7.50	100	2005	2005	3	100	1,260	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF												
1180 SE PEACOCK TER, LAKE CITY												
9,860												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S27 E52 N27\$.												

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							