COMM NW COR OF SE1/4 OF NW1/4, S
POB, E 275 FT TO W R/W PEACOCK R
FT, W 275 FT, N 158.40 FT TO POB

PEACOCK REVOCABLE LIVING TRUST DATED JUNE 9, 2026
1180 SE PEACOCK TERR
LAKE CITY, FL 32025

2027

26-4S-17-08747-014

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

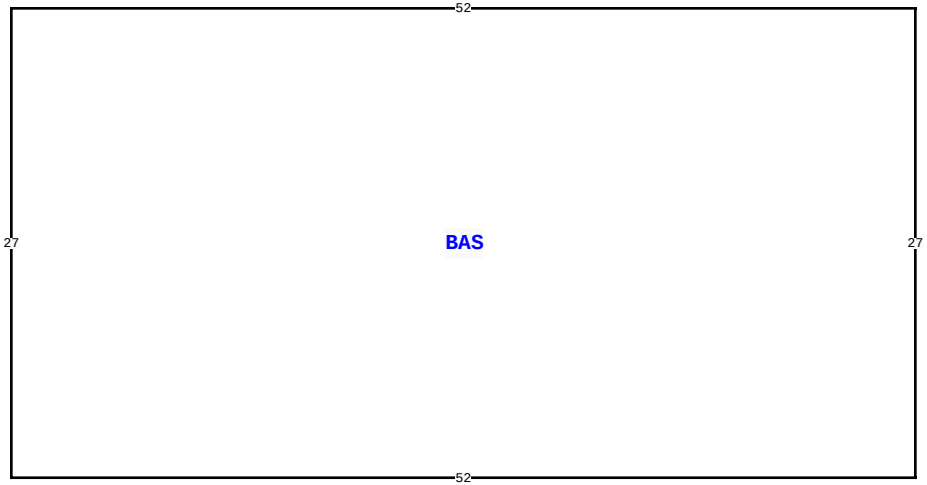
NEIGHBORHOOD/LOC 26417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,054
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	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



1180 SE PEACOCK TER, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	66,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,914
TOTAL JUST VALUE	66,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,914

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
1577/1675	9/16/2026	WD	U	I	11	100
GRANTOR: KENNEY EUNICE						
GRANTEE: PEACOCK REVOCABLE L						
1539/2682	4/30/2025	WD	U	I	11	100
GRANTOR: KELLY TERRY M						
GRANTEE: KENNEY EUNICE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,860

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/22/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS