LOT 14 PEACOCK ROAD S/D UNR: COM
SE1/4 OF NW1/4, S 528 FT FOR POB
FT, E 275 FT, N 158.4 FT, W 275

WHITE DONNELL/WHITE JESSICA LYNN
1086 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

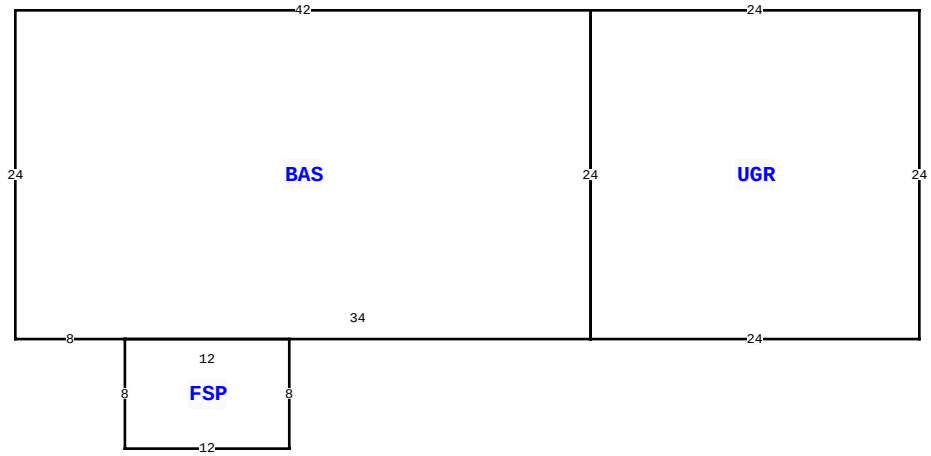
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,008	100		1,008	104,147
FSP	96	40		38	3,926
UGR	576	45		259	26,760
TOTALS	1,680			1,305	134,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	123.0000	137.76	179,777	1982	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1008 HX Base Yr 2026



1086 SE PEACOCK TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,833
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		155,133
SOH/AGL Deduction		0
ASSESSED VALUE		155,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,722
TOTAL JUST VALUE		155,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1599	6/20/2025	WD	Q	I	01	235,000
GRANTOR: MCCARTY DAVID B						
GRANTEE: WHITE DONNELL						
1451/674	10/27/2021	WD	U	I	30	100
GRANTOR: MCCARTY DAVID B						
GRANTEE: MCCARTY DAVID B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S24 E8 FSP= S8 E12N8 W12$ E34 UGR= E24 N24 W24S24$ N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	0100	C	SFR	100		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 10/09/2025 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/09/2026 BY SYS