

BEG 105.60 FT N OF NW COR OF SE1
 N 158.4 FT, E 275 FT, S 158.4 FT
 POB (AKA LOT 19 PEACOCK S/D UNR)

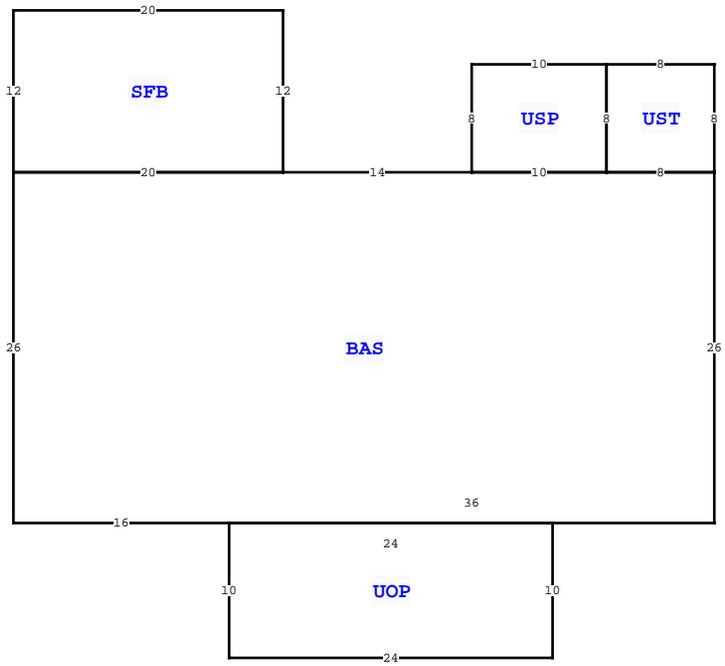
SHERIDAN NICHOLAS/SHERIDAN AMANDA
 928 SE PEACOCK TER
 LAKE CITY, FL 32025

2026

26-4S-17-08747-020


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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
Architectual Units	01	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 2026		Heated Area: 1592					HX Base Yr 2026			



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	1,352	100		1,352	36,926
SFB	240	80		192	5,244
UOP	240	25		60	1,639
USP	80	35		28	765
UST	64	45		29	792
TOTALS	1,976			1,661	45,365

928 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0210	GARAGE U	0	100	24	20			480.00	UT	2.64		0	3	100	1,267
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00			3	100	600
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00			3	100	7,000
4	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00			3	100	1,200
5	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00			3	100	600
6	0070	CARPORT UF	0	100	0	0			1.00	UT	0.00			3	100	800

TOTAL OB/XF 11,467

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE					45,365
TOTAL MARKET OB/XF VALUE					11,467
TOTAL LAND VALUE - MARKET					14,000
TOTAL MARKET VALUE					70,832
SOH/AGL Deduction					0
ASSESSED VALUE					70,832
TOTAL EXEMPTION VALUE	HX HB				45,832
BASE TAXABLE VALUE					25,000
TOTAL JUST VALUE					70,832
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					69,555
XFOB:1:1: CHAD MH					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2768	9/08/2025	WD	Q	I	01	148,000
GRANTOR: PARKER DIANA AKINS						
GRANTEE: SHERIDAN NICHOLAS						
1347/1663	6/26/2017	LE	U	I	14	0
GRANTOR: PALMA LOU AKINS (LIFE						
GRANTEE: DIANA AKINS PARKER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W14 W20 S26 E16 E36 N26 W8 W10 \$	
SFB=[ORIG=-14,0] N12 W20 S12 E20 \$	
UOP=[ORIG=-18,26] S10 E24 N10 W24 \$	
USP=[ORIG=10,0] N8 W10 S8 E10 \$	
UST=[ORIG=18,0] N8 W8 S8 E8 \$	