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

2027

26-4S-17-08747-020

BUILDING CHARACTERISTICS

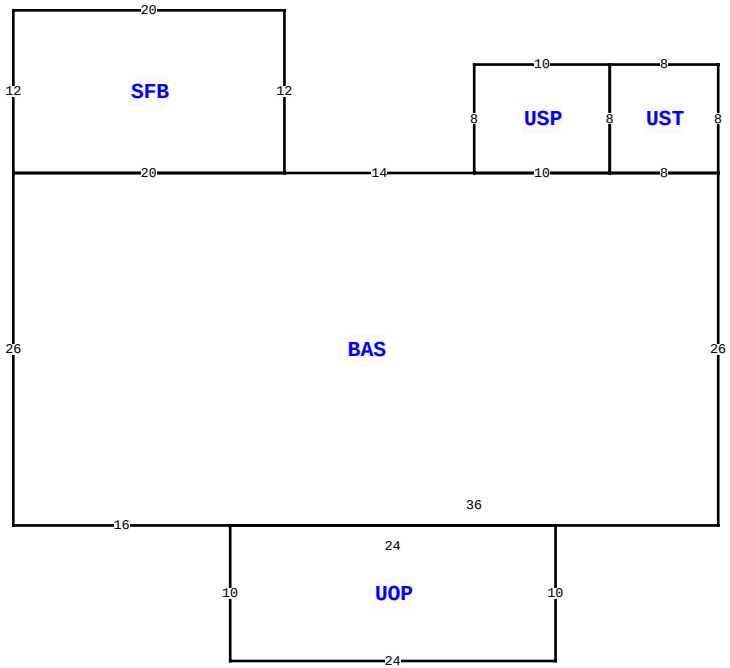
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,352	100		1,352	78,695
SFB	240	80		192	11,175
UOP	240	25		60	3,493
USP	80	35		28	1,630
UST	64	45		29	1,688
TOTALS	1,976			1,661	96,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,661	113.8000	105.83	175,784	1985	1985	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1592 HX Base Yr 2026



928 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	0210	GARAGE U	0	100	24	20	480.00	UT	2.64	2.64	100	0	0	3	100	1,267	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,681
TOTAL MARKET OB/XF VALUE		11,467
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		126,148
SOH/AGL Deduction		0
ASSESSED VALUE		126,148
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,737
TOTAL JUST VALUE		126,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,189

XFOB:1:1: CHAD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,467

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	0102	C	SFR/MH	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 01/02/2026 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS