

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)

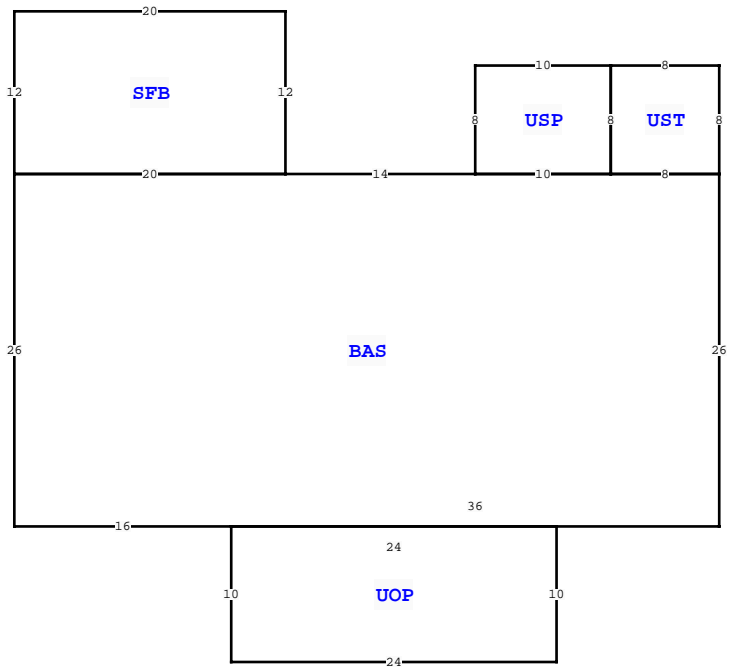
SHERIDAN NICHOLAS/SHERIDAN AMANDA  
 928 SE PEACOCK TER  
 LAKE CITY, FL 32025

**2026**

26-4S-17-08747-020  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 90				
04	PLYWOOD 10				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.1	1.100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MKT AREA		02		
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	79,543
SFB	240	80		192	11,296
UOP	240	25		60	3,530
USP	80	35		28	1,647
UST	64	45		29	1,706
TOTALS	1,976			1,661	97,722

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	106.97	177,677	1985	1985	0	0	45.00	55.00	
1 MANUF 1 100% - 2026 Heated Area: 1592 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			97,722
TOTAL MARKET OB/XF VALUE			11,467
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			127,189
SOH/AGL Deduction			0
ASSESSED VALUE			127,189
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			75,778
TOTAL JUST VALUE			127,189
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,555
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						

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

TOTAL OB/XF												
11,467												
928 SE PEACOCK TER, LAKE CITY												
BLD DATE			LGL DATE			05/08/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

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																								
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	18,000.00	18,000.00	18,000							