COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT N 151.84 FT, E 280
PEACOCK RD, S ALONG R/W 151.65 F

MOORE SANDRA
4206 CORONADO PKWY
CAPE CORAL, FL 33904

2027

26-4S-17-08747-021

BUILDING CHARACTERISTICS

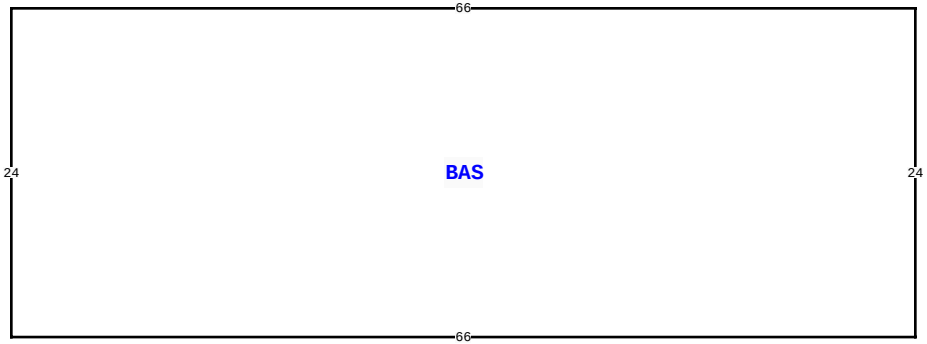
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,584	100		1,584	46,548
TOTALS	1,584			1,584	46,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	113.9000	68.34	108,251	2004	2004	0	0	0	57.00	43.00

2 MOBILE HME 100% - 2013 Heated Area: 1584 HX Base Yr 2013



754 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	0294	SHED WOOD/	0	100	24	30	720.00	UT	3.50	3.50	40	2005	2005	3	40	1,008	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,548
TOTAL MARKET OB/XF VALUE		8,008
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		72,556
SOH/AGL Deduction		11,417
ASSESSED VALUE		61,139
TOTAL EXEMPTION VALUE	HX HB	36,139
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		72,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21256	M H	125	11/06/2003
16845	M H	125	04/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/638	11/10/2025	QC	U	I	11	100
GRANTOR: NORRIS BETTY L						
GRANTEE: MOORE SANDRA						
1246/2367	12/26/2012	WD	Q	I	01	60,000
GRANTOR: LARRY E & SANDRA J CO						
GRANTEE: BETTY L NORRIS & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S24 E66 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,008

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	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 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