

BEG 686.40 FT S OF NW COR OF
SE1/4 OF NW1/4, RUN E 275 FT,
S 316.80 FT, W 275 FT, N 316.8

GARDNER KELLY
1132 SE PEACOCK TERR
LAKE CITY, FL 32025

2026

26-4S-17-08747-022

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| 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 | | 2.5 | 100 |
| Stories | 1. | 1. | 100 |
| Architectural | 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 |
| BAS | 504 | 100 | |
| BAS | 1,368 | 100 | |
| FCP | 627 | 25 | |
| FSP | 216 | 40 | |
| UOP | 160 | 25 | |
| UST | 150 | 45 | |
| TOTALS | 3,025 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HME | 0% | - 2021 | | | | | | | | |
| Heated Area: 1872 | | | | | | HX Base Yr | | | | | |
| | | | | | | | | | | | |
| TOTALS | | | 2,223 | | 61,835 | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 61,835 |
| TOTAL MARKET OB/XF VALUE | | | 31,977 |
| TOTAL LAND VALUE - MARKET | | | 32,000 |
| TOTAL MARKET VALUE | | | 125,812 |
| SOH/AGL Deduction | | | 609 |
| ASSESSED VALUE | | | 125,203 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 125,203 |
| TOTAL JUST VALUE | | | 125,812 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 121,812 |
| XFOB:1:1: TOWNCRAFT MH | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 31966 | MAINT/ALTR | 40 | 05/16/2014 |
| 13308 | M H | 125 | 11/17/1997 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1411/0530 | 5/06/2020 | WD | Q | I | 01 | 89,000 |
| GRANTOR: THOAMS ELMORE | | | | | | |
| GRANTEE: KELLY GARDNER | | | | | | |
| 1411/1725 | 4/28/2020 | WD | U | I | 12 | 89,000 |
| GRANTOR: JAMES A & LISA A ROWE | | | | | | |
| GRANTEE: THOMAS ELMORE | | | | | | |

| 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 | 0280 | POOL R/CON | 0 | 0 | 20 | 35 | 700.00 | UT | 70.00 | 100 | 1985 | 1985 | 3 | 40 | 19,600 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 11 | 13 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 377 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 100 | 1986 | 1986 | 3 | 100 | 1,200 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 6 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 7 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 8 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| TOTALS | | | | | | | | | | | | | | | 31,977 | |

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 16,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 16,000 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> <p>05/06/2026 MLU</p> | | | | | | | | | | | | | | |
| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| <p>BAS= W15 S24 E25 UOP= S8 E20N8 W20\$ E32 FCP= E33 N19 W33 S19\$ N24 FSP= N12 W18 S12 E18\$ W18 BAS= N21 W24 S21E24\$ W24\$ UST= N10 W15 S10 E15\$.</p> | | | | | | | | | | | | | | |