

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			28,000
TOTAL MARKET VALUE			121,812
SOH/AGL Deduction			0
ASSESSED VALUE			121,812
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,812
TOTAL JUST VALUE			121,812
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	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

BUILDING NOTES														
BUILDING DIMENSIONS														
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\$.														