COMM SE COR OF SE1/4 OF NW1/4, R
FOR POB, RUN W 997.88 FT, N 270
TO E LINE OF SE1/4 OF NW1/4, S 2

CHEESMAN JERRY H/CHEESMAN BARBARA K
1141 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08747-023

BUILDING CHARACTERISTICS

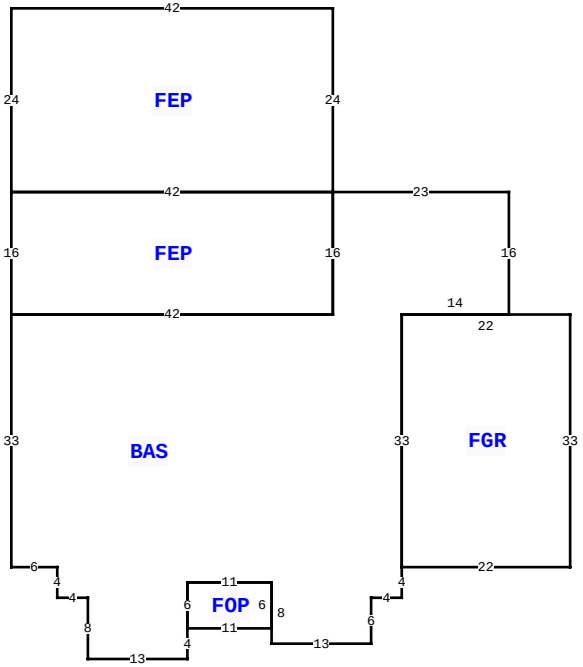
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,391	100		2,391	188,705
FEP	672	80		538	42,461
FEP	1,008	80		806	63,612
FGR	726	55		399	31,491
FOP	66	30		20	1,578
TOTALS	4,863			4,154	327,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,154	110.3860	121.42	504,379	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2391 HX Base Yr



1141 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	22	42	924.00	UT	2.00	2.00	100	2005	2005	3	100	1,848	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	60	2005	2005	3	60	1,080	
4	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	60	2005	2005	3	60	576	
5	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	100	2005	2005	3	100	1,800	
6	0060	CARPORT F	0	100	12	20	240.00	UT	3.50	3.50	100	2012	2012	3	100	840	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,846
TOTAL MARKET OB/XF VALUE		11,544
TOTAL LAND VALUE - MARKET		55,710
TOTAL MARKET VALUE		395,100
SOH/AGL Deduction		164,409
ASSESSED VALUE		230,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,280
TOTAL JUST VALUE		395,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,067

LAND:1:1: BACK PART LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40345	GENERATOR	0	08/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/438	10/01/2025	LE	U	I	14	100

GRANTOR: CHEESMAN JERRY H

GRANTEE: CHEESMAN JERRY H (E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FEP= N24 W42 S24 E42$ FEP= W42 S16 E42 N16$ S16 W42 S33 E6 S4 E4 S8 E13 N4 FOP= E11 N6 W11 S6$ N6 E11 S8 E13 N6 E4 N4 FGR= E22 N33 W22 S33$ N33 E14 N16$.

LAND DESCRIPTION

TOTAL OB/XF 11,544

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	0100	C	SFR	100		A-1	0.00	0.00	6.19	AC		1.00	1.00	0.75	12,000.00	9,000.00	55,710							

REVIEW DATE 09/28/2020 BY BC Total Acres: 6.19 Total Land Value: 55,710 Market: 0 Agricultural: 0 Common: 55,710 PRINTED 11/17/2026 BY SYS