

COMM SE COR OF NW1/4 OF SW1/4, R  
 POB, RUN W 619.70 FT, N 645.89 F  
 TO W R/W PEACOCK RD & N R/W SOUT

WILLEMS GREG/WILLEMS NANCY  
 1322 SE PEACOCK TER  
 LAKE CITY, FL 32025-8238

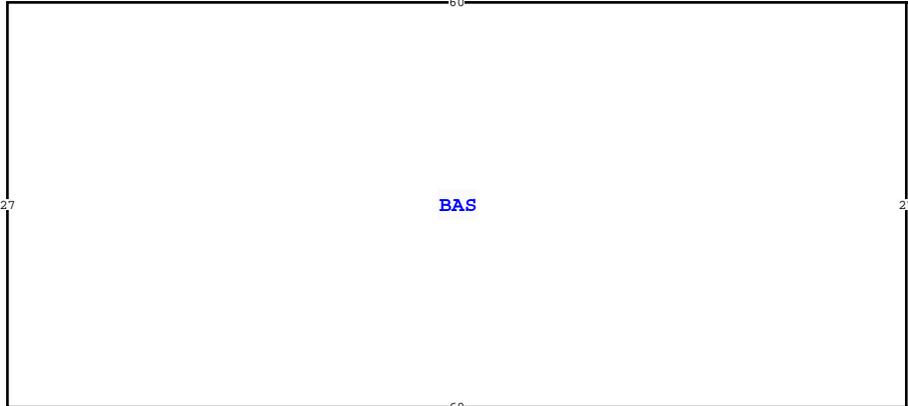
2026

26-4S-17-08747-026



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	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	1,620	100	
TOTALS	1,620		1,620 142,231

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,620	113.9000	107.07	173,453	2016	2016	0	0	18.00	82.00	
2 MANUF 1 100% - 2017 Heated Area: 1620 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,231
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			200,231
SOH/AGL Deduction			98,591
ASSESSED VALUE			101,640
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			50,229
TOTAL JUST VALUE			200,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34309	M H	375	07/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2763	8/27/2014	WD	U	V	12	17,500
GRANTOR: HOMESALES INC						
GRANTEE: GREG & NANCY WILLEM						
1265/1146	11/14/2013	CT	U	V	18	100
GRANTOR: CLERK OF COURT (ROBER						
GRANTEE: HOMESALES INC (DBA						

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	0060	CARPOR F	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	800	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													8,000				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/16/2024			MLU											

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S27 E60 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000								