

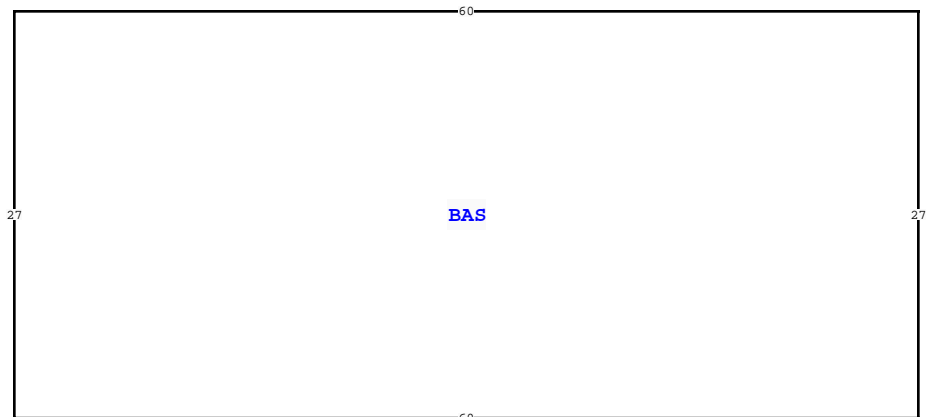
COMM SE COR OF NW1/4 OF SW1/4, R
 POB, RUN W 619.70 FT, N 645.89 F
 TO W R/W PEACOCK RD & N R/W SOUT

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
2	MANUF	1	100% - 2017		173,453	2016	2016	0	0	18.00	82.00
Heated Area: 1620						HX Base Yr 2017					
											
BLD DATE		LGL DATE								05/06/2026	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

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			65,000
TOTAL MARKET VALUE			215,231
SOH/AGL Deduction			113,591
ASSESSED VALUE			101,640
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			50,229
TOTAL JUST VALUE			215,231
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						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

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	CARPOT 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	
TOTALS												8,000				

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	13,000.00	13,000.00	65,000							