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

2027

26-4S-17-08747-026

BUILDING CHARACTERISTICS

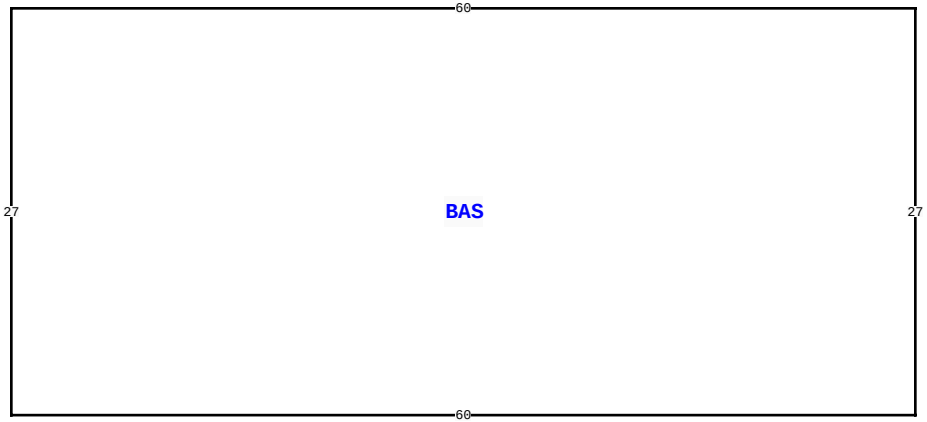
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	140,718
TOTALS	1,620			1,620	140,718

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	105.93	171,607	2016	2016	0	0	0	18.00	82.00

2 MANUF 1 100% - 2017 Heated Area: 1620 HX Base Yr 2017



1322 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,718
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		213,718
SOH/AGL Deduction		109,029
ASSESSED VALUE		104,689
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,278
TOTAL JUST VALUE		213,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,231

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	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							

REVIEW DATE 06/21/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS