COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT N 158.4 FT, E 275
W 275 FT TO POB. (AKA LOT 8, PEA

GRANADOS MARTINA/HEREDIA JUAN TORRES
1268 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08747-027

BUILDING CHARACTERISTICS

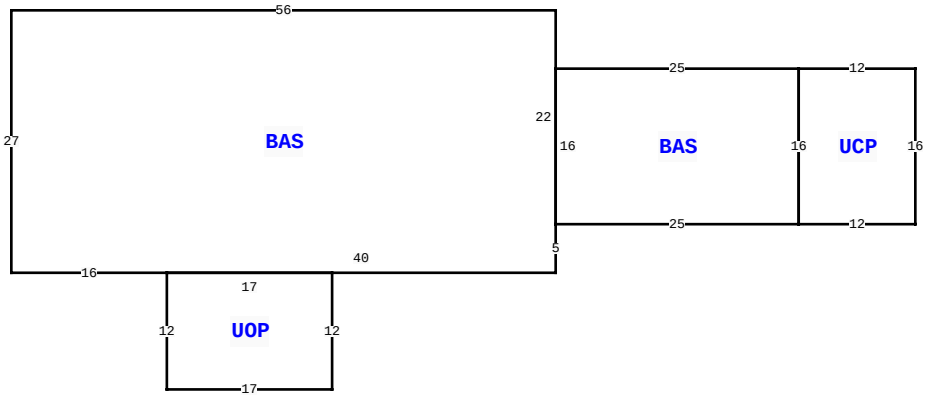
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	10,934
BAS	1,512	100		1,512	41,332
UCP	192	20		38	1,039
UOP	204	25		51	1,394
TOTALS	2,308			2,001	54,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,001	113.9000	68.34	136,748	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1912 HX Base Yr



1268 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	54,699
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	80,699
SOH/AGL Deduction	0
ASSESSED VALUE	80,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,699
TOTAL JUST VALUE	80,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2310	7/24/2024	WD	Q	I	01	80,000
GRANTOR: BOROVSKY ALICIA						
GRANTEE: GRANADOS MARTINA						
1509/305	2/27/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WALTE						
GRANTEE: BOROVSKY ALICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 UOP= S12 E17 N12 W17$ E40 N5 BAS= E25 UCP= E12 N16 W12 S16$ N16 W25 S16$ N22$.

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	0011	BARN,BLK A	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/13/2025 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS