

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

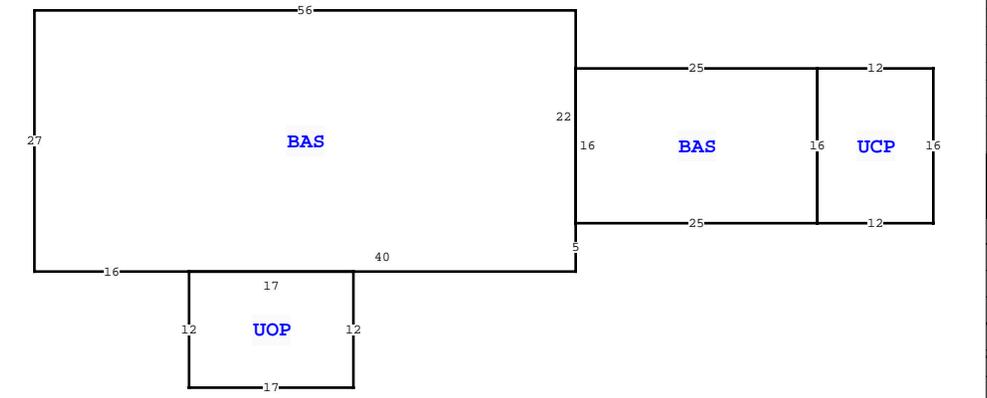
GRANADOS MARTINA/HEREDIA JUAN TORRES
1268 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-027


BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 90
Interior Floor	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

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	60.00	40.00		



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
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

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	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	

1268 SE PEACOCK TER, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/07/2025
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,699
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			76,699
SOH/AGL Deduction			0
ASSESSED VALUE			76,699
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,699
TOTAL JUST VALUE			76,699
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,699

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\$.	

LAND DESCRIPTION														TOTAL OB/XF 8,000										
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							