COMM NW COR OF SE1/4 OF NW1/4, S
POB, CONT S 158.40 FT, E 275 FT,
275 FT TO POB. (AKA LOT 16 PEACO

WRIGHT JESSIE MICHAEL/WRIGHT EMMA COKER
1018 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08747-028

BUILDING CHARACTERISTICS

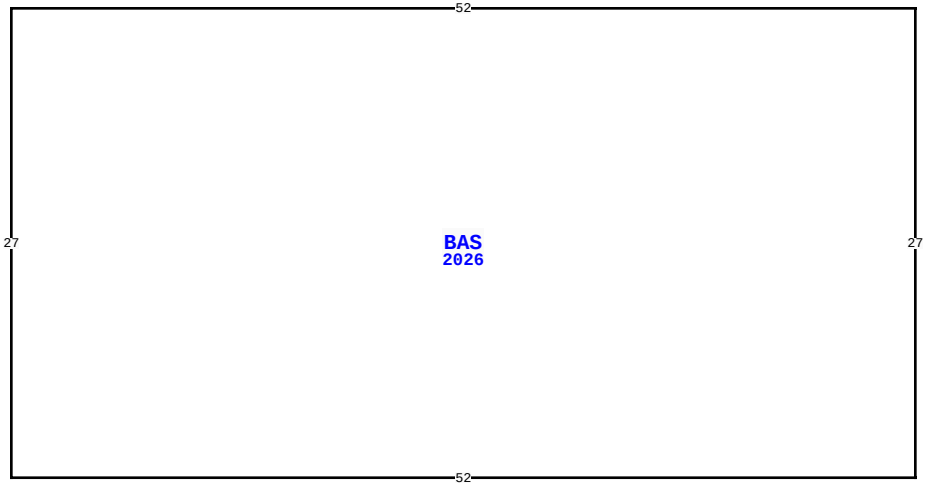
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	1,404	100	2026	1,404	149,920
TOTALS	1,404			1,404	149,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	108.96	152,980	2026	2026	0	0	0	2.00	98.00

2 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr



1018 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0210	GARAGE U	0	0	20	21	420.00	UT	3.30	3.30	100	0	0	3	100	1,386	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,920
TOTAL MARKET OB/XF VALUE	10,186
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	178,106
SOH/AGL Deduction	0
ASSESSED VALUE	178,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,106
TOTAL JUST VALUE	178,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053825	Mobile Home		12/08/2025
000053753	Right-of-Way Acce		08/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/533	12/22/2025	WD	Q	I	01	239,000
GRANTOR: OLISA PROPERTIES LLC						
GRANTEE: WRIGHT JESSIE MICHA						
1545/1865	7/29/2025	WD	Q	I	01	40,000
GRANTOR: GAWLIK LINDA						
GRANTEE: OLISA PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,6] E52 S27 W52 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,186

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	0100	C	SFR	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 01/15/2026 BY TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS