LOT 3 BLOCK C BRANDON HGTS S/D.
746-1472, 778-50, 825-1967,

WATSON CHARLES R/WATSON ASHLEY L
1706 SE PEACOCK TERR
LAKE CITY, FL 32025

2027

26-4S-17-08749-153

BUILDING CHARACTERISTICS

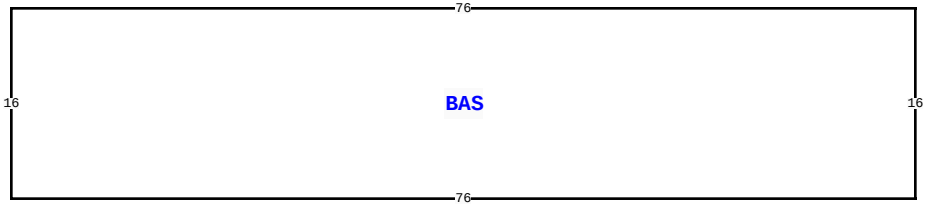
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	73,769
TOTALS	1,216			1,216	73,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	118.6000	110.30	134,125	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1216 HX Base Yr 2020



1706 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,769
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		98,769
SOH/AGL Deduction		44,773
ASSESSED VALUE		53,996
TOTAL EXEMPTION VALUE	HX HB	28,996
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9416	M H	125	03/06/1995
7562	M H	60	09/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2489	6/18/2018	WD	U	I	30	100
GRANTOR: CHARLES R WATSON						
GRANTEE: CHARELS R WATSON &						
1337/2011	5/23/2017	WD	U	I	37	4,500
GRANTOR: MITCHELL & AMBER SMIT						
GRANTEE: CHARELS R WATSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/29/2018 BY DF Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS