

THE E 172.65 FT OF THE W 609.2 F
S 1011.77 FT OF NE1/4 OF NE1/4.

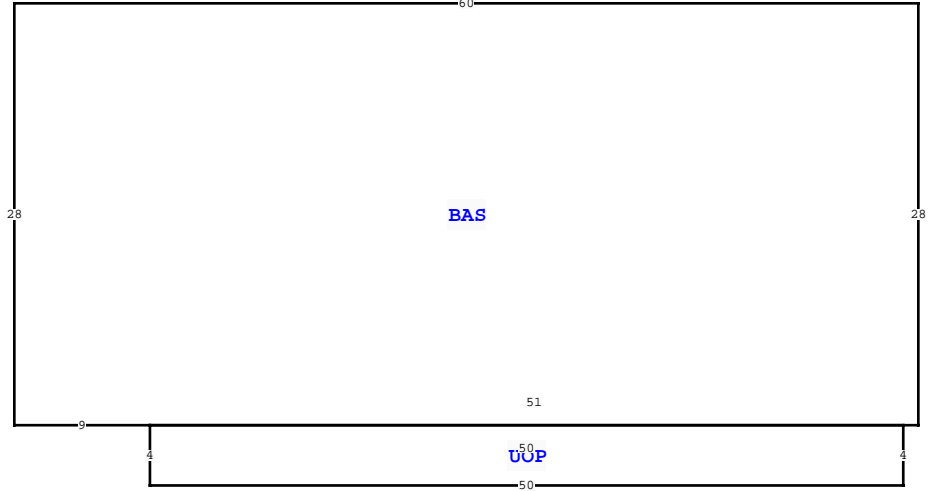
PEAVY KAYLA M/MCCOLLUM BRENDA L
245 SW WEATHERBY PL
LAKE CITY, FL 32024

2026

26-5S-15-00480-007

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 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				
Architectural	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	26515.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	45,521
UOP	200	25		50	1,355
TOTALS	1,880			1,730	46,876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	67%	- 2025								
				Heated Area: 1680			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			46,876
TOTAL MARKET OB/XF VALUE			7,630
TOTAL LAND VALUE - MARKET			52,130
TOTAL MARKET VALUE			106,636
SOH/AGL Deduction			6,325
ASSESSED VALUE			100,311
TOTAL EXEMPTION VALUE	HA HAB	40,668	
BASE TAXABLE VALUE			59,643
TOTAL JUST VALUE			106,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38228	MAINT/ALTR	0	06/13/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2680	5/12/2025	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (MARY)						
GRANTEE: PEAVY KAYLA						
1490/1327	5/15/2023	PB U	I	I	18	0
GRANTOR: GURGANUS JAMES M						
GRANTEE: PEAVY KAYLA M						

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	0261	PRCH, UOP	0	67	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
2	0070	CARPORT UF	0	67	16	20	320.00	UT	1.50	100	2013	2013	3	100	480	
3	9945	Well/Sept	0	67	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	67	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	

TOTAL OB/XF												7,630	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S28 E9 UOP= S4 E50 N4 W50\$ E51 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	67		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							