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

2027

26-5S-15-00480-007

BUILDING CHARACTERISTICS

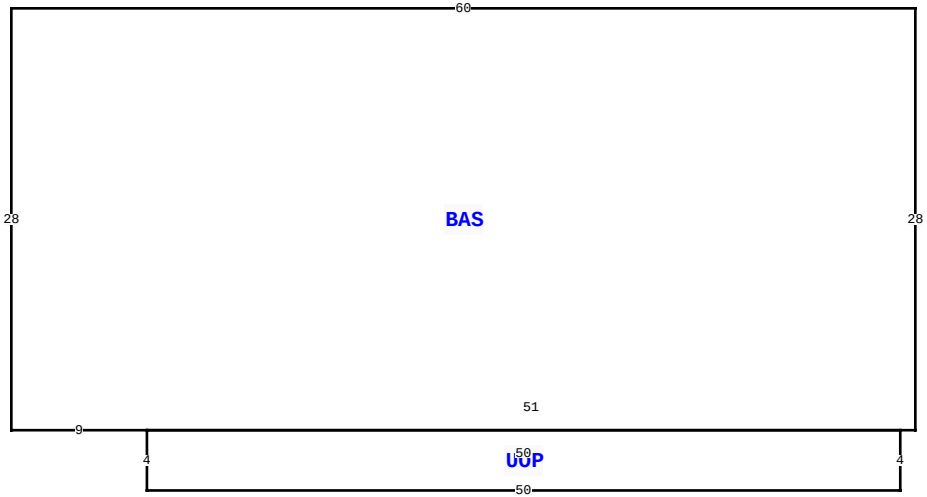
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	38,922
UOP	200	25		50	1,158
TOTALS	1,880			1,730	40,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,730	96.5295	57.92	100,202	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 67% - 2025 Heated Area: 1680 HX Base Yr 2025



245 SW WEATHERBY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0261	PRCH, UOP	0	67	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0070	CARPORT UF	0	67	16	20	320.00	UT	1.50	1.50	100	2013	2013	3	100	480	
3	9945	Well/Sept	0	67	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,081
TOTAL MARKET OB/XF VALUE		7,580
TOTAL LAND VALUE - MARKET		52,130
TOTAL MARKET VALUE		99,791
SOH/AGL Deduction		3,437
ASSESSED VALUE		96,354
TOTAL EXEMPTION VALUE	HA HAB	38,423
BASE TAXABLE VALUE		57,931
TOTAL JUST VALUE		99,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,636

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	18	0
GRANTOR: CLERK OF COURT (MARY						
GRANTEE: PEAVY KAYLA						
1490/1327	5/15/2023	PB	U	I	18	0
GRANTOR: GURGANUS JAMES M						
GRANTEE: PEAVY KAYLA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E9 UOP= S4 E50 N4 W50$ E51 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,580

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	67		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 03/17/2026 BY JB Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/17/2026 BY SYS