

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

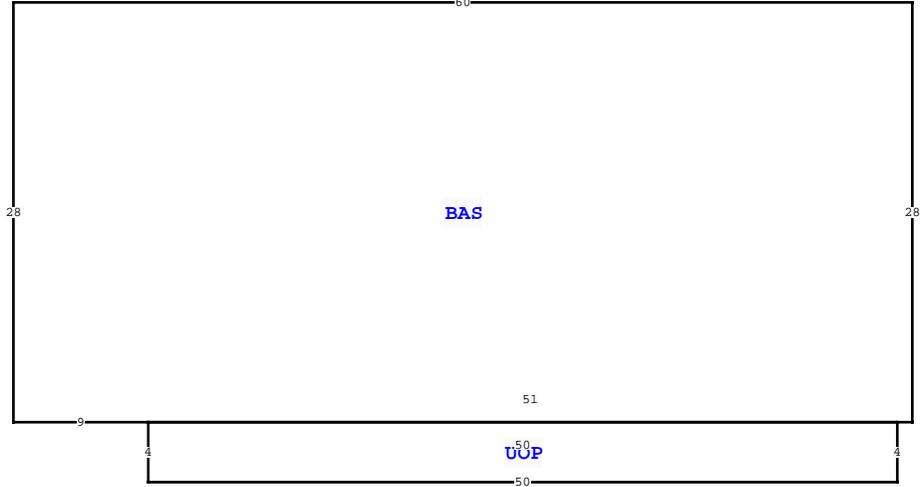
2026

26-5S-15-00480-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
BAS	1,680	100	
UOP	200	25	
TOTALS	1,880		1,730 47,706

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,706	
TOTAL MARKET OB/XF VALUE		7,630	
TOTAL LAND VALUE - MARKET		40,100	
TOTAL MARKET VALUE		95,436	
SOH/AGL Deduction		0	
ASSESSED VALUE		95,436	
TOTAL EXEMPTION VALUE		HA HAB	38,942
BASE TAXABLE VALUE		56,494	
TOTAL JUST VALUE		95,436	
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
1	0261	PRCH, UOP	0	67	0	1.00	UT	0.00	0.00	100	2013
2	0070	CARPORT UF	0	67	16	320.00	UT	1.50	1.50	100	2013
3	9945	Well/Sept	0	67	0	1.00	UT	7,000.00	7,000.00	100	
4	0252	LEAN-TO W/	0	67	0	1.00	UT	0.00	0.00	100	2013

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/09/2024	MLU						

BUILDING NOTES											

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	10,000.00	10,000.00	40,100							