LOT 5 BLOCK 10 LAKE FOREST S/D U
& BEG SE COR OF LOT 5, BLK 10, L
RUN SW 40 FT, NW 80 FT, NE 44.72

PEELER HUNTER
PO BOX 2238
LAKE CITY, FL 32056

2027

31-3S-17-07940-001

BUILDING CHARACTERISTICS

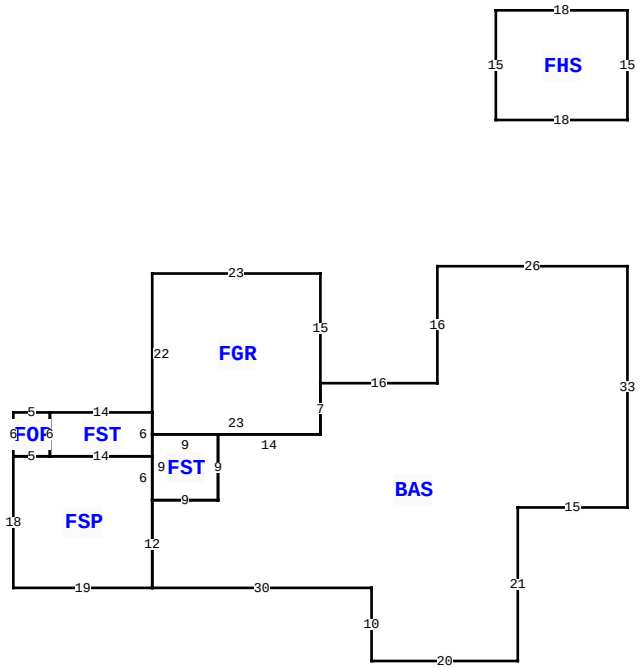
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100		2,029	172,862
FGR	506	55		278	23,684
FHS	270	60		162	13,801
FOP	30	30		9	767
FSP	342	40		137	11,672
FST	81	55		45	3,834
FST	84	55		46	3,919
TOTALS	3,342			2,706	230,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	119.1582	131.07	354,675	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2299 HX Base Yr 2026



781 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		230,539
TOTAL MARKET OB/XF VALUE		28,062
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		281,101
SOH/AGL Deduction		62,789
ASSESSED VALUE		218,312
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,901
TOTAL JUST VALUE		281,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3749	ADDN SFR	250	05/23/2006
955	POOL	50	04/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1717	10/23/2025	WD	Q	I	01	330,000
GRANTOR: MCNAMER MICHAEL O						
GRANTEE: PEELER HUNTER						
1496/367	8/02/2023	WD	Q	I	01	355,000
GRANTOR: MILWARD DAVID						
GRANTEE: MCNAMER MICHAEL O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S16 W16 S7 W14 S9 W9 S12 E30 S10 E20 N21 E15 N33 $
FGR=[ORIG=-42,16] N15 W23 S22 E23 N7 $
FSP=[ORIG=-65,32] N6 W14 W5 S18 E19 N12 $
FHS=[ORIG=0,-20] N15 W18 S15 E18 $
FST=[ORIG=-65,26] N6 W14 S6 E14 $
FST=[ORIG=-56,23] W9 S9 E9 N9 $
FOP=[ORIG=-79,26] N6 W5 S6 E5 $
PTR=[ORIG=0,0] N20 S20 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,800	
5	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
6	0294	SHED WOOD/	0	100	16	14	224.00	UT	14.00	14.00	100	2006	2006	3	100	3,136	
7	0166	CONC,PAVMT	0	100	20	44	880.00	UT	3.00	3.00	100	2006	2006	3	100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 28,062

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/07/2026 BY TP Total Acres: 0.45 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS