

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

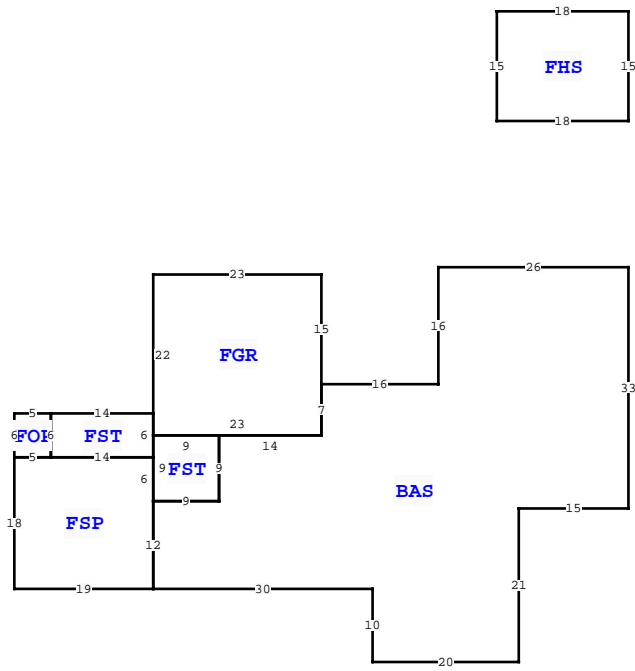
PEELER HUNTER  
PO BOX 2238  
LAKE CITY, FL 32056

**2026**

31-3S-17-07940-001  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architectural	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
BAS	2,029	100	
FGR	506	55	
FHS	270	60	
FOP	30	30	
FSP	342	40	
FST	81	55	
FST	84	55	
TOTALS	3,342		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		361,143	1975	1975	0	0	35.00	65.00
Heated Area: 2299						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		234,743	
TOTAL MARKET OB/XF VALUE		28,062	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		285,305	
SOH/AGL Deduction		73,352	
ASSESSED VALUE		211,953	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		160,542	
TOTAL JUST VALUE		285,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,294	

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						

EXTRA FEATURES		781 SW ALAMO DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0190	FPLC PF	0 100
3	0280	POOL R/CON	0 100
4	0166	CONC, PAVMT	0 100
5	0282	POOL ENCL	0 100
6	0294	SHED WOOD/	0 100
7	0166	CONC, PAVMT	0 100

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	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	
<b>TOTAL OB/XF 28,062</b>																

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

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 \$	

LAND DESCRIPTION		TOTAL OB/XF 28,062																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							