1 AC SQUARE IN NW COR OF SE1/4 O
381-5, DC 860-1403, LE 887-135,

PEISEL ERIC M
648 NE CEMETERY LOOP
LAKE CITY, FL 32055

2027

33-1S-17-04639-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 03

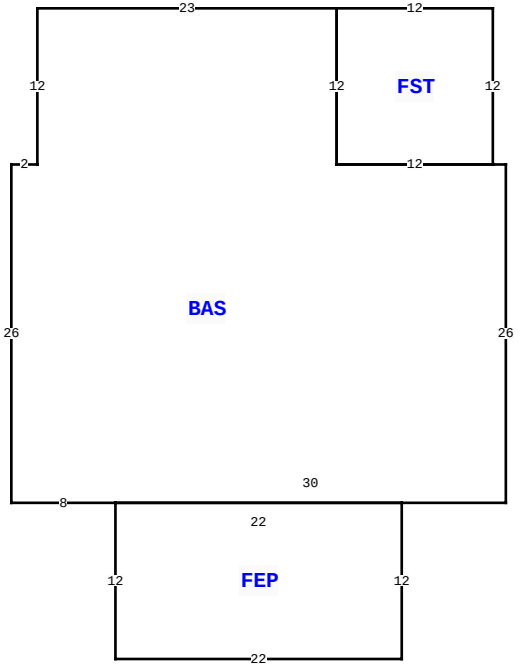
NEIGHBORHOOD/LOC 33117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	87,238
FEP	264	80		211	14,563
FST	144	55		79	5,452
TOTALS	1,672			1,554	107,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	96.5250	106.18	165,004	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1264 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

648 NE CEMETERY LOOP, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,253
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	129,953
SOH/AGL Deduction	36,928
ASSESSED VALUE	93,025
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	41,614
TOTAL JUST VALUE	129,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,902

PRMT:1:1: 16X80

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39115	MAINT/ALTR	0	01/07/2020
10112	M H	125	08/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/297	2/28/2024	LE	U	I	14	100
GRANTOR: PEISEL ERIC M						
GRANTEE: PEISEL ERIC M (ENH						
1509/295	2/28/2024	QC	U	I	11	100
GRANTOR: PEISEL ERIC M						
GRANTEE: PEISEL ERIC M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FST= N12 W12 S12 E12$ W12 N12 W23 S12 W2 S26 E8 FEP= S12 E22 N12 W22$ E30 N26$.

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	0296	SHED METAL	0	100	18	20	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,900	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 08/26/2026 BY JB Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS