COMM NW COR OF NE1/4, RUN E
30.33 FT TO E R/W PEACOCK RD
FOR POB, CONT E 1275.56 FT, S

BRYANT CHRISTOPHER CLARK
1867 SE PEACOCK TER
LAKE CITY, FL 32025

2027

35-4S-17-09031-000

BUILDING CHARACTERISTICS

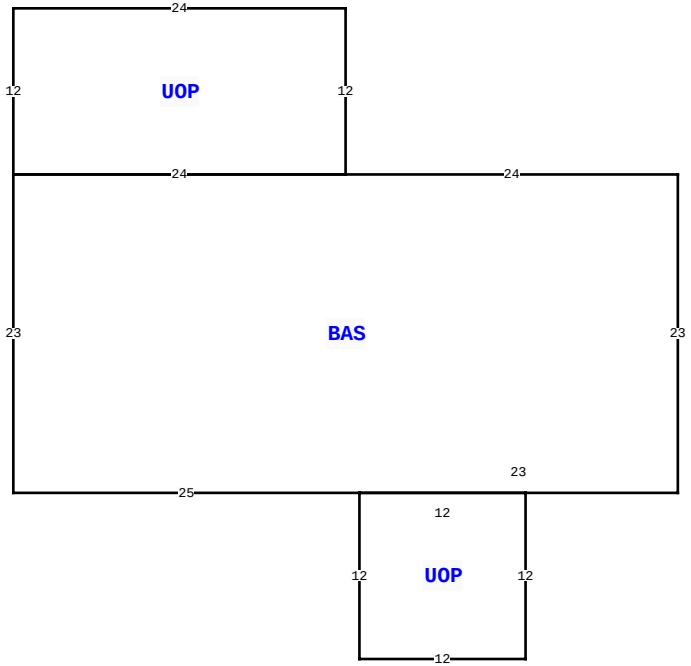
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,179
UOP	144	25		36	984
UOP	288	25		72	1,968
TOTALS	1,536			1,212	33,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	113.9000	68.34	82,828	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1104 HX Base Yr 2013



1867 SE PEACOCK TER, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,131
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	145,041
SOH/AGL Deduction	69,921
ASSESSED VALUE	75,120
TOTAL EXEMPTION VALUE	HX HB 50,120
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	145,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,041

PRMT:3:1: SLANKER

SALE:2:1: 103 ACRES ($1960 @ AC)

PRMT:2:1: LOT 3-B / HARRELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11922	M H	125	12/03/1996
11659	M H	125	09/18/1996
6790	M H	60	01/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/0281	10/12/2012	WD	U	I	18	43,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CHRISTOPHER CLARK B						
1239/2786	8/16/2012	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N12 W24 S12 E24$ W24 S23 E25 UOP= S12 E12 N12 W12$ E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 07/12/2017 BY DF Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS