

COMM NW COR OF NE1/4, RUN E  
30.33 FT TO E R/W PEACOCK RD,  
S ALONG R/W 345.55 FT FOR POB,

WOODS MARY H  
1897 SE PEACOCK TER  
LAKE CITY, FL 32025

2026

35-4S-17-09031-007



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	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
BAS	1,188	100	
TOTALS	1,188		72,697

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100% - 1999																				
Heated Area: 1188						HX Base Yr 1999																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">44</span> <span style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">44</span> <span style="position: absolute; left: -20px; top: 50%; transform: translate(-50%, 50%);">27</span> <span style="position: absolute; right: -20px; top: 50%; transform: translate(-50%, 50%);">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue;">BAS</p> </div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				72,697		
TOTAL MARKET OB/XF VALUE				8,350		
TOTAL LAND VALUE - MARKET				65,130		
TOTAL MARKET VALUE				146,177		
SOH/AGL Deduction				75,038		
ASSESSED VALUE				71,139		
TOTAL EXEMPTION VALUE				HX HB 46,139		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				146,177		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				129,638		
PRMT:2:1: OWENS						
PRMT:1:1: KROLIKOWSKI						
SALE:1:1: 10.02 AC PARCEL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051893	Roof Replacement	7,060	12/19/2024			
17690	M H	125	11/29/2000			
13376	M H	125	12/03/1997			
12099	M H	125	01/31/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0349	5/06/2020	LE	U	I	14	100
GRANTOR: MARY H WOODS (ENH LE)						
GRANTEE: NICHOLE BLANTON (RM)						
1398/0201	11/05/2019	QC	U	I	11	100
GRANTOR: MARY H OWENS NKA MARY						
GRANTEE: MARY H WOODS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S27 E44 N27\$.						

EXTRA FEATURES		BLD		CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
L	OB/XF CODE																														
1	0190	FPLC PF	0	100	0	0				1.00	UT	1,200.00			1,200.00	100	2001	2001	3	100							1,200				
2	0296	SHED METAL	0	100	0	0				1.00	UT	300.00			300.00	50	2005	2005	3	50							150				
3	9945	Well/Sept	0	100	0	0				1.00	UT	7,000.00			7,000.00	100											7,000				

LAND DESCRIPTION		TOTAL OB/XF														8,350									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100			A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE		01/29/2025		BY JS		Total Acres: 5.01		Total Land Value: 65,130		Market: 0		Agricultural: 0		Common: 65,130		PRINTED 05/12/2026 BY SYS	
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