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

2027

35-4S-17-09031-007

BUILDING CHARACTERISTICS

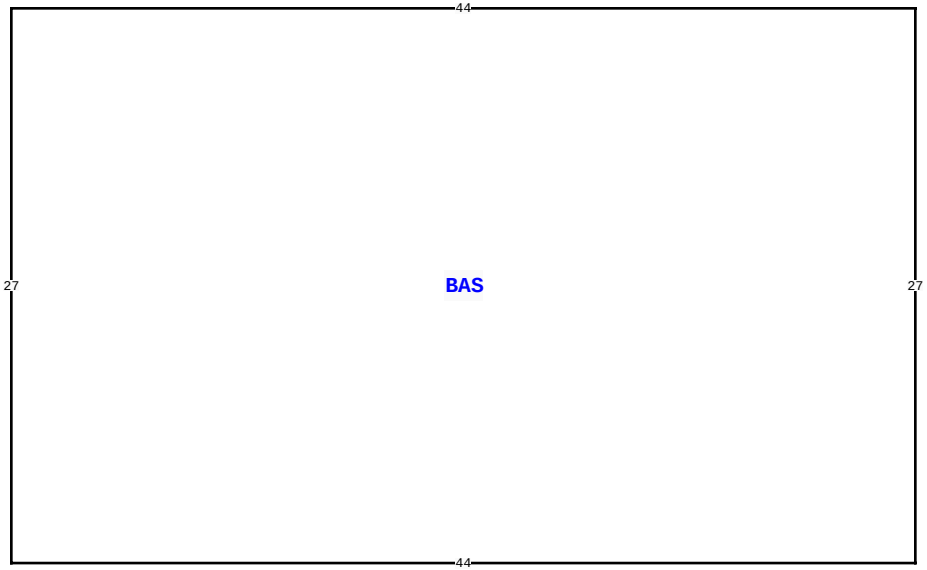
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	70,430
TOTALS	1,188			1,188	70,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	115.9000	107.79	128,055	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 100% - 1999 Heated Area: 1188 HX Base Yr 1999



1897 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	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			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,430
TOTAL MARKET OB/XF VALUE	8,350
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	143,910
SOH/AGL Deduction	70,637
ASSESSED VALUE	73,273
TOTAL EXEMPTION VALUE	HX HB 48,273
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	143,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,668

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,350

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	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 11/17/2026 BY SYS