LOT 1 BLOCK C BRENT HEIGHTS S/D.
746-1506, 778-049, WD 1106-110,

DOMINICK RICHARD S/DOMINICK KATHY M
1950 SE PEACOCK TERR
LAKE CITY, FL 32025

2027

35-4S-17-09033-141

BUILDING CHARACTERISTICS

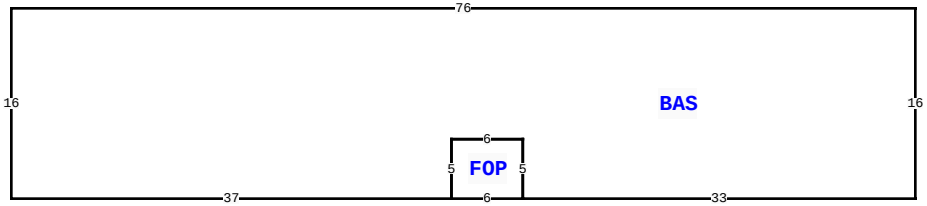
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	35417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100		1,186	70,918
FOP	30	35		10	598
TOTALS	1,216			1,196	71,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,196	116.9000	108.72	130,029	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1186 HX Base Yr 2007



1950 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,516
TOTAL MARKET OB/XF VALUE		7,110
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		100,626
SOH/AGL Deduction		51,592
ASSESSED VALUE		49,034
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,034
TOTAL JUST VALUE		100,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11436	M H	125	07/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0110	11/15/2006	WD	Q	V	04	16,000

GRANTOR: LENVIL DICKS

GRANTEE: DOMINICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E37 FOP= E6 N5 W6 S5$ N5 E6 S5 E33 N16$.

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	12	16	192.00	UT	5.00	5.00	100	2005	2005	3	100	960	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,750	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,110

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 07/12/2017 BY DF Total Acres: 0.54 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS