COMM SE COR OF NE1/4, N 554.37 F
685.06 FT, W 640.65 FT, S 685.08
TO POB. (AKA PART LOT 9 MAGNOLIA

PECK LARRY R/PECK NORA J
429 SW JODI CT
LAKE CITY, FL 32024

2027

36-4S-15-00414-219

BUILDING CHARACTERISTICS

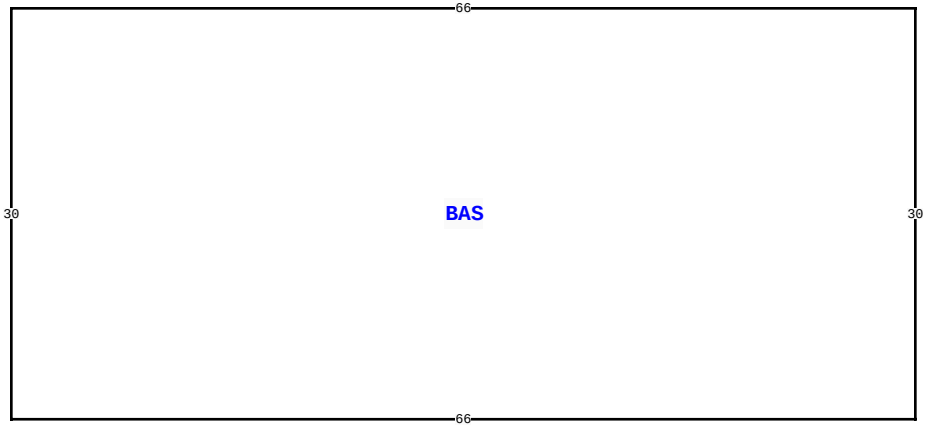
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	119,409
TOTALS	1,980			1,980	119,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,980	117.9000	109.65	217,107	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1980 HX Base Yr 2006



429 SW JODI CT, 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	2005	2005	3	100	1,200	
2	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	119,409
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	65,650
TOTAL MARKET VALUE	193,259
SOH/AGL Deduction	71,432
ASSESSED VALUE	121,827
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	70,416
TOTAL JUST VALUE	193,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2710	3/20/2020	WD	U	I	11	100
GRANTOR: NILE DORN EDDY & DIAN						
GRANTEE: LARRY R & NORA J PE						
1319/1436	7/26/2016	QC	U	I	11	100
GRANTOR: LARRY R & NORA J PECK						
GRANTEE: LARRY R & NORA J PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E66 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	2.51	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,630							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.54	AC		1.00	1.00	1.00	13,000.00	13,000.00	33,020							

REVIEW DATE 07/06/2016 BY DF Total Acres: 5.05 Total Land Value: 65,650 Market: 0 Agricultural: 0 Common: 65,650 PRINTED 11/17/2026 BY SYS