

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

2026

36-4S-15-00414-219



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	1,980	100	
TOTALS	1,980		123,253

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2006		224,096	2006	2006	0	0	45.00	55.00	
Heated Area: 1980 HX Base Yr 2006												
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,253
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			65,650
TOTAL MARKET VALUE			197,103
SOH/AGL Deduction			80,548
ASSESSED VALUE			116,555
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			65,144
TOTAL JUST VALUE			197,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,394
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2005	2005
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100		

TOTAL OB/XF												
8,200												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S30 E66 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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								