

COLUMBIA COUNTY Property Appraiser

Parcel 35-4S-17-09030-014

Owners

PEACEFUL COURT LLC
971 W DUVAL ST
SUITE 183
LAKE CITY, FL 32055

Parcel Summary

Location	116 SE PERFECT CT
Use Code	2802: MH PARK
Tax District	3: COUNTY
Acreage	4.7700
Section	35
Township	4S
Range	17
Subdivision	DIST 3

Additional Site Addresses

129 SE PERFECT CT
150 SE PERFECT CT
159 SE PERFECT CT

Legal Description

W1/2 OF SE1/4 OF NW1/4 OF SE1/4 AS LIES S OF A
50 FT RD.

428-254, 535-250, 540-685, 571-401, 748-535,
PB 1129-951, PB 1147-2375, WD 1151-412,
1160-2192, QC 1523-1481, WD 1555-1003,

Working Values



30° 05' 48" N 82° 34' 35" W

	2026
Total Building	\$30,858
Total Extra Features	\$16,100
Total Market Land	\$38,160
Total Ag Land	\$0
Total Market	\$85,118
Total Assessed	\$85,118
Total Exempt	\$0
Total Taxable	\$85,118
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$30,858	\$24,751	\$22,501	\$17,551	\$14,720	\$12,026
Total Extra Features	\$16,100	\$16,100	\$16,100	\$12,350	\$15,550	\$9,100
Total Market Land	\$38,160	\$38,160	\$38,160	\$38,160	\$36,640	\$36,430
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$85,118	\$79,011	\$76,761	\$68,061	\$66,910	\$57,556
Total Assessed	\$85,118	\$79,011	\$73,157	\$66,506	\$63,312	\$57,556
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$85,118	\$79,011	\$73,157	\$66,506	\$63,312	\$57,556
SOH Diff	\$0	\$0	\$3,604	\$1,555	\$3,598	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1555/1003	2025-11-25	Q	01	WARRANTY DEED	Improved	\$80,000	Grantor: MCCOMBS FAMILY TRUST U/A/D 09/04/2024 Grantee: PEACEFUL COURT LLC
QC 1523/1481	2024-09-04	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: MCCOMBS TERRELL Grantee: MCCOMBS FAMILY TRUST U/A/D 09/04/2024
WD 1151/0412	2008-04-24	Q	01	WARRANTY DEED	Improved	\$40,000	Grantor: GAYNEL WERTZ(SURV SPOUSE OF PAUL WERTZ) Grantee: TERRELL MCCOMBS

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>AG</u> 0748/0535	1991-07-02	<u>Q</u>		AGREEMENT FOR DEED	Improved	\$24,000	Grantor: MCCOMBS Grantee: WERTZ
<u>WD</u> 0535/0250	1984-04-01	<u>Q</u>		WARRANTY DEED	Improved	\$18,000	
<u>03</u> 0428/0254	1979-05-01	<u>Q</u>			Improved	\$18,000	

Buildings

Building # 1, Section # 1, 12243, MOBILE HOME

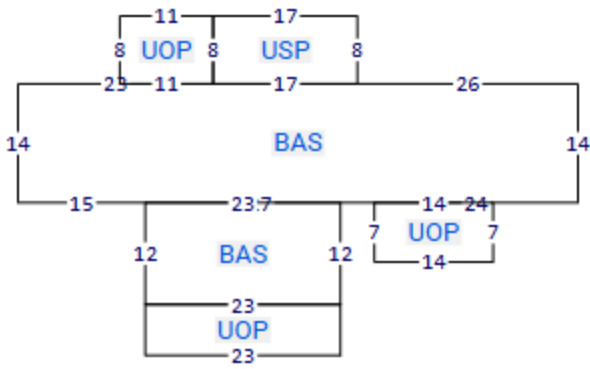
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0800</u>	<u>02</u>	1200	\$77,144	1981	1981	1,660	0.00%	60.00%	40.00%	\$30,858

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	276	100%	276
<u>BAS</u>	924	100%	924
<u>UOP</u>	88	25%	22
<u>UOP</u>	98	25%	24
<u>UOP</u>	138	25%	34
<u>USP</u>	136	35%	48



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0259	MHP HOOKUP			6.00	\$4,300.00	0	25%	\$6,450
0294	SHED WOOD/VINYL	12	12	1.00	\$0.00	0	100%	\$500
0070	CARPORT UF	11	20	1.00	\$0.00	0	100%	\$200
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0294	SHED WOOD/VINYL	10	12	1.00	\$0.00	1993	100%	\$750
0210	GARAGE U	24	24	1.00	\$800.00	0	50%	\$400
0070	CARPORT UF	9	24	1.00	\$300.00	0	50%	\$150
0070	CARPORT UF	9	24	1.00	\$300.00	0	50%	\$150
0255	MBL HOME STORAGE			1.00	\$0.00	0	100%	\$500

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	<u>A-1</u>	.00	.00	1.00	\$8,000.00/ <u>AC</u>	1.00	1.00	\$8,000
2810	MH PARK	<u>A-1</u>	.00	.00	3.77	\$8,000.00/ <u>AC</u>	3.77	1.00	\$30,160

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	14792	M H	COMPLETED	M H
	7382	PUMP/UTPOL	COMPLETED	PUMP/UTPOL

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 26, 2026.

Copyright © 2022 Columbia County. All rights reserved.
