

COMM AT THE SE COR OF NE1/4 OF
FT TO POB, W 544.12 FT, N 29 DEG
S R/W OF PEACOCK TER & PT OF A C

LIZOTTE JERED P/LIZOTTE LISA E
271 SE PEACOCK TERRACE
LAKE CITY, FL 32025

2026

23-4S-17-08714-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100		1,314	93,720
FOP	240	30		72	5,136
FUS	690	100		690	49,214
PTO	336	5		17	1,212
TOTALS	2,580			2,093	149,282

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	100	9	14			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.01

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,093	97.9700	109.73	229,665	1950	1950	0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 2004 HX Base Yr 2019											
46 15 46 15 46 12 28 12 19 2 13 2 14 10 24 10 24 4											
271 SE PEACOCK TER, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/16/2024 MLU											

L N	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	0294	SHED WOOD/	0	100	9	14			0.00	100	1993	1993	3	100	500	

TOTAL OB/XF										500						
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
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		149,282	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		199,882	
SOH/AGL Deduction		68,064	
ASSESSED VALUE		131,818	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		81,096	
TOTAL JUST VALUE		199,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40058	ELECTRICAL	0	06/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/1785	9/12/2018	WD	Q	I	01	125,000
GRANTOR: BRADY K & CASEY U DIC						
GRANTEE: JERED P & LISA E LI						
1280/2147	9/03/2014	WD	Q	I	01	110,000
GRANTOR: NORMA DICKS						
GRANTEE: BRADY K & CASEY U D						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= N19 PTO= N12 W28 S12 E28\$ W28 S46 PTR= W30 FUS= N46 W15 S46 E15\$ E30\$ E4 FOP= S10 E24 N10 W24\$ E24 N14 E2 N13 W2\$.																