

COMM SW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 303.80 FT, E 280
FT, W 280 FT TO POB (BEING PARCE

KURTZ BARBARA M
410 SE PEACOCK TER
LAKE CITY, FL 32025

2026

23-4S-17-08715-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	06	VINYL ASB 50			
Interior Floo	14	CARPET 50			
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		MKT AREA	02		
NEIGHBORHOOD/LOC		23417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100		2,296	175,462
FEP	143	80		114	8,712
FOP	32	30		10	764
FSP	336	40		134	10,240
UGR	800	45		360	27,511
TOTALS	3,607			2,914	222,689

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0040	BARN,POLE	0	0	18	36	648.00	UT	1.00	1.00	
3	0294	SHED WOOD/	0	0	20	25	500.00	UT	1.00	1.00	
4	0260	PAVEMENT-A	0	0	10	190	1,900.00	UT	0.60	0.60	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,914	104.9750	117.57	342,599	1973	1973	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 2296 HX Base Yr													
410 SE PEACOCK TER, LAKE CITY													
BLD DATE: 04/07/2025 MLU													
XF DATE:													
INC DATE:													
LGL DATE:													
LAND DATE:													
AG DATE:													

TOTAL OB/XF 9,288													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0
2	0040	BARN,POLE	0	0	18	36	648.00	UT	1.00	1.00	100	0	0
3	0294	SHED WOOD/	0	0	20	25	500.00	UT	1.00	1.00	100	0	0
4	0260	PAVEMENT-A	0	0	10	190	1,900.00	UT	0.60	0.60	100	0	0
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020

TOTAL OB/XF 9,288													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		222,689	
TOTAL MARKET OB/XF VALUE		9,288	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		259,977	
SOH/AGL Deduction		0	
ASSESSED VALUE		259,977	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,977	
TOTAL JUST VALUE		259,977	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		260,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042100	Roof Replacement	11,800	06/08/2021
40042	GENERATOR	0	06/26/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W1 FEP= N11 W13 S11 E13\$ W49 FSP= N14 W24 S14 E24\$ W16 UGR= W25 S32 E25 N32\$ S32 E33 FOP= S2 E8 N4 W8 S2\$ N2 E8 S10 E25 N40\$.							