BEG 607.6 FT N OF SW COR OF SE1/
N 151.9 FT E 280 FT, S 151.9 FT,
(AKA PARCEL 9).

KING JEANNIE
598 SE PEACOCK TER
LAKE CITY, FL 32025

2026

23-4S-17-08715-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

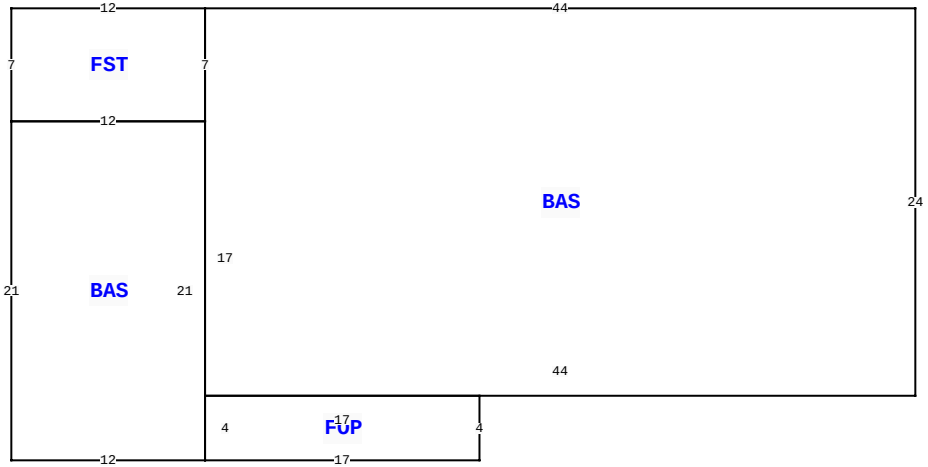
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	252	100		252	20,950
BAS	1,056	100		1,056	87,790
FOP	68	30		20	1,663
FST	84	55		46	3,824
TOTALS	1,460			1,374	114,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,374	114.2000	127.90	175,735	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1308 HX Base Yr 2017



598 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,228
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		129,228
SOH/AGL Deduction		55,775
ASSESSED VALUE		73,453
TOTAL EXEMPTION VALUE	HX HB	48,453
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1844	9/20/2021	QC	U	I	11	100
GRANTOR: KING JEANNIE FKA JEAN						
GRANTEE: KING JEANNIE						
1323/1062	9/09/2016	WD	Q	I	01	80,000
GRANTOR: MARK D NICKELSON (MAR						
GRANTEE: JEANNIE GILLAND (SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S7 E12 N7$S7 BAS= W12 S21 E12 N21$ S17 FOP= S4 E17 N4 W17$ E44 N24$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 05/31/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/10/2025 BY SYS