THE S 303.80 FT OF THE W 330 FT SW1/4, EX RD R/W. & COMM AT THE OF NE1/4 OF NW1/4 RUN NORTH 1175

BEHRENWALD STEVEN S
P O BOX 3655
LAKE CITY, FL 32056

2026

23-4S-17-08715-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03

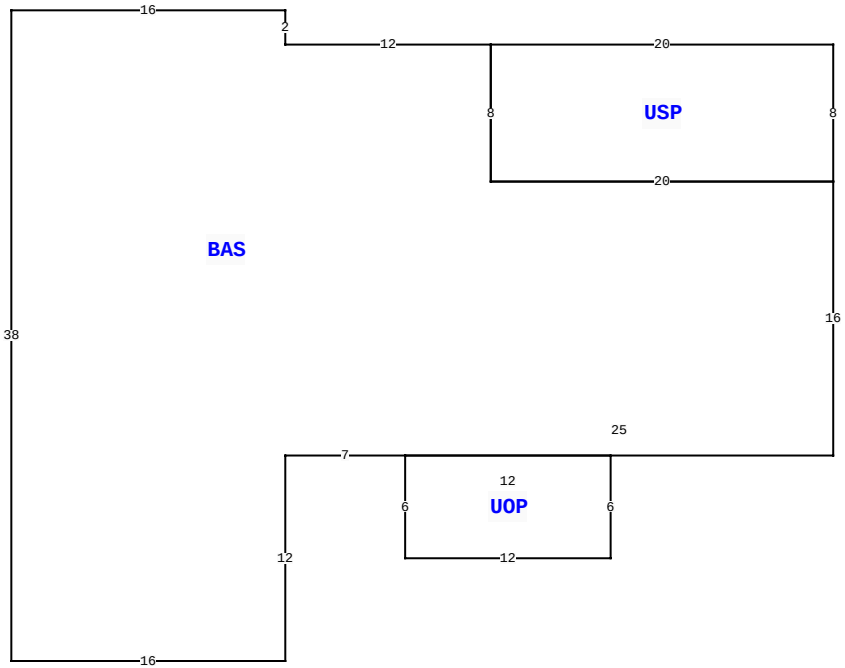
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	21,621
UOP	72	20		14	249
USP	160	35		56	996
TOTALS	1,448			1,286	22,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,286	63.4982	71.12	91,460	1950	1950	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 1216 HX Base Yr



734 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	22,865
TOTAL MARKET OB/XF VALUE	3,950
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	43,615
SOH/AGL Deduction	50
ASSESSED VALUE	43,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,565
TOTAL JUST VALUE	43,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1373/1562	11/30/2018	LE	U	I	14	100
GRANTOR: STEVEN S BEHRENWALD						
GRANTEE: CHRISTOPHER AUGER &						
1373/1557	11/30/2018	WD	U	I	11	100
GRANTOR: STEVEN S BEHRENWALD						
GRANTEE: STEVEN S BEHRENWALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S38 E16 N12 E7 UOP= S6 E12 N6 W12$ E25 N16 USP= N8 W20S8 E20$ W20 N8 W12N2$.

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	0031	BARN,MT AE	0	0	24	24	576.00	UT	3.30	3.30	50	2005	2005	3	50	950	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.10	14,000.00	1,400.00	2,800							
2	0000	C	VAC RES	0			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: 3.00 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/10/2025 BY SYS