BEG 303.80 FT N OF SW COR OF SE1
RUN N 303.8 FT E 280 FT, S 303.8
TO POB, (PARCELS 10 & 11).

SIMMONS DOUGLAS
620 SE PEACOCK TER
LAKE CITY, FL 32025

2026

23-4S-17-08715-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

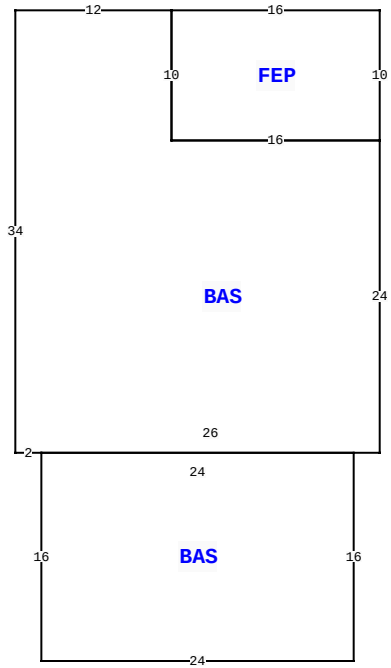
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	384	100		384	29,912
BAS	792	100		792	61,693
FEP	160	80		128	9,971
TOTALS	1,336			1,304	101,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	107.0000	119.84	156,271	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1176 HX Base Yr 2022



620 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		101,576
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		131,276
SOH/AGL Deduction		22,235
ASSESSED VALUE		109,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,319
TOTAL JUST VALUE		131,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/2456	4/16/2021	WD	U	I	38	38,500
GRANTOR: CREELEY BARBARA MARIE						
GRANTEE: SIMMONS DOUGLAS						
0837/0380	3/31/1997	WD	Q	I		27,500
GRANTOR: HOWARD						
GRANTEE: CREELEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S34 E2 BAS= S16 E24 N16 W24$ E26 N24 FEP= N10 W16 S10 E16$ W16 N10$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/31/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/10/2025 BY SYS