BEG 1063.30 FT N OF SW COR OF SE
RUN N 151.90 FT, E 280 FT, S 151
TO POB.

KUCK EMILY MICHELLE
492 SE PEACOCK TERR
LAKE CITY, FL 32025

**2025**

**23-4S-17-08715-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

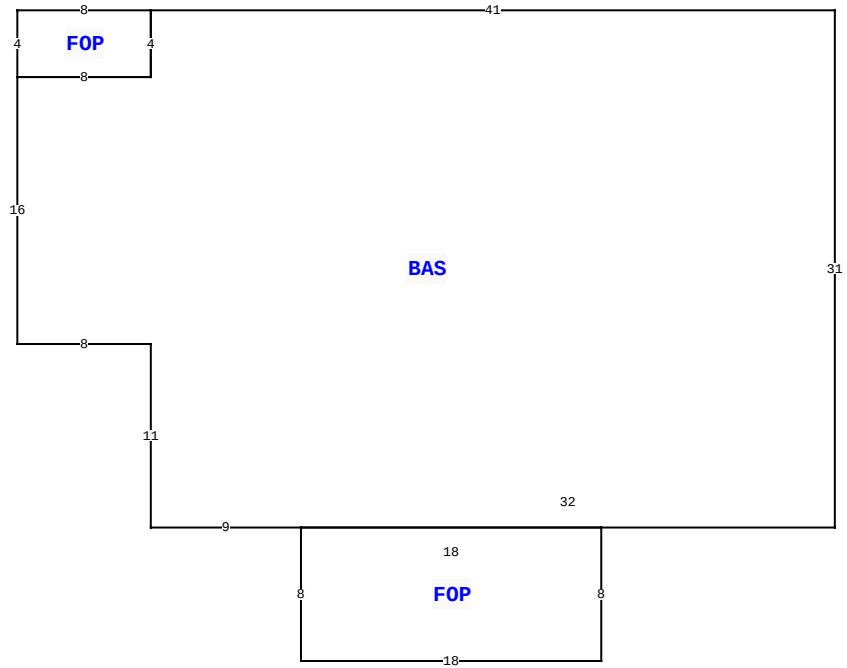
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1,399 | 100 | | 1,399 | 121,619 |
| FOP | 32 | 30 | | 10 | 869 |
| FOP | 144 | 30 | | 43 | 3,738 |
| TOTALS | 1,575 | | | 1,452 | 126,227 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,452 | 110.8800 | 124.19 | 180,324 | 2000 | 2000 | 0 | 0 | 0 | 30.00 | 70.00 |

3 SINGLE FAM 100% - 2015 Heated Area: 1399 HX Base Yr 2015




492 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 | | 126,227 |
| TOTAL MARKET OB/XF VALUE | | 8,700 |
| TOTAL LAND VALUE - MARKET | | 14,000 |
| TOTAL MARKET VALUE | | 148,927 |
| SOH/AGL Deduction | | 51,125 |
| ASSESSED VALUE | | 97,802 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 47,080 |
| TOTAL JUST VALUE | | 148,927 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,142 |

XFOB:2:1: CANDA MH
BLDG:1:1: TITAN MH
XFOB:1:1: TITAN MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049045 | Roof Replacement | 17,060 | 01/18/2024 |
| 000049010 | Remodel | 0 | 01/12/2024 |
| 16733 | SFR | 220 | 03/14/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1237/2151 | 6/20/2012 | QC | U | I | 11 | 100 |
| GRANTOR: PATRICIA LYNN DURDEN | | | | | | |
| GRANTEE: EMILY MICHELLE KUCK | | | | | | |
| 1236/0366 | 6/01/2012 | WD | U | I | 30 | 100 |
| GRANTOR: MATT KEVIN JONES | | | | | | |
| GRANTEE: PATRICIA LYNN DURDE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W41 FOP= W8 S4 E8 N4$ S4 W8 S16 E8 S11 E9 FOP= S8 E18 N8 W18$ E32 N31 $.

### 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 | 500 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,700

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 14,000 | | | | | | | |

REVIEW DATE 03/01/2024 BY JS Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 08/20/2025 BY SYS