COMM SE COR OF SW1/4, RUN N 109.
RUN W 503.32 FT, N 602.02 FT, E
S 602.02 FT TO POB. ALSO A 20 FT

DUCKETT TRACY L/DUCKETT KELLY H
579 SE PEACOCK TER
LAKE CITY, FL 32025

2025

23-4S-17-08715-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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

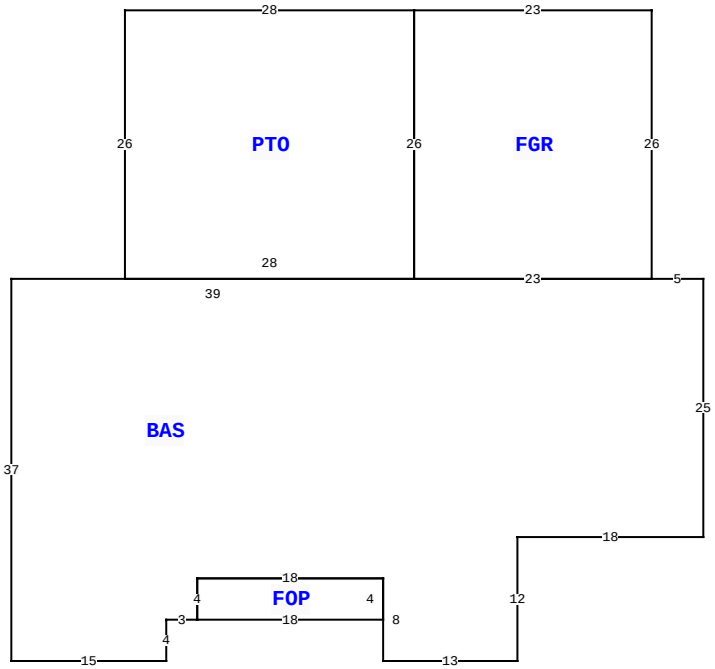
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 23417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100		2,107	184,941
FGR	598	55		329	28,878
FOP	72	30		22	1,931
PTO	728	5		36	3,160
TOTALS	3,505			2,494	218,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	113.5820	127.21	317,262	1993	1993	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 0 Heated Area: 2107 HX Base Yr



579 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		218,911
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		68,210
TOTAL MARKET VALUE		287,921
SOH/AGL Deduction		121,149
ASSESSED VALUE		166,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,050
TOTAL JUST VALUE		287,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041805	Roof Replacement	15,000	04/27/2021
002945	SFR	49,000	09/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/0845	7/17/1989	AG	Q	V		20,000
GRANTOR: TOWNSEND						
GRANTEE: DUCKETT						
0477/0652	10/01/1981	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FGR= N26 W23 S26 E23$ W23 PTO= N26 W28 S26 E28$ W39 S37 E15 N4 E3 FOP= E18 N4 W18 S4$ N4 E18 S8 E13 N12 E18 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	7.18	AC		1.00	1.00	1.00	9,500.00	9,500.00	68,210							

REVIEW DATE 05/31/2017 BY BC Total Acres: 7.18 Total Land Value: 68,210 Market: 0 Agricultural: 0 Common: 68,210 PRINTED 08/20/2025 BY SYS