COMM SW COR OF SE1/4 OF SW1/4 RU
FOR POB, CONT N 152.37 FT, E 280
FT, W 280 FT TO POB. (AKA PARCEL

KURTZ TONY M JR/KURTZ TRACY LYN
370 SE PEACOCK TERR
LAKE CITY, FL 32025

2025

23-4S-17-08715-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

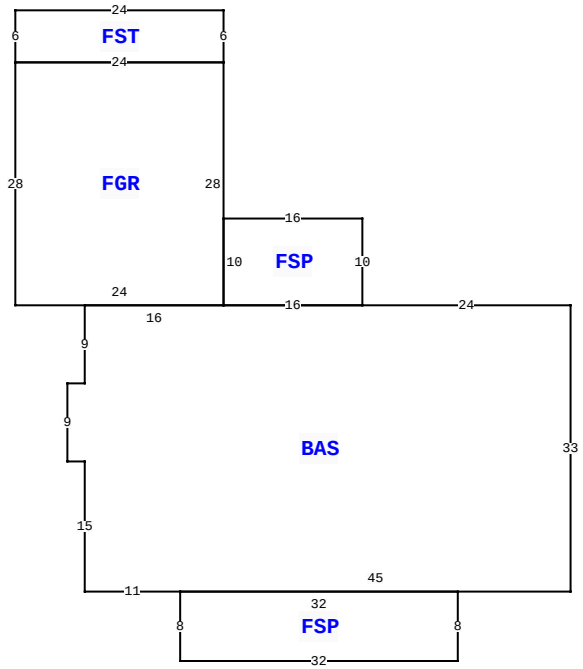
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,866	100		1,866	151,273
FGR	672	55		370	29,995
FSP	160	40		64	5,188
FSP	256	40		102	8,269
FST	144	55		79	6,404
TOTALS	3,098			2,481	201,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,481	111.3600	124.72	309,430	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1866 HX Base Yr 2006



370 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		201,130
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		218,620
SOH/AGL Deduction		80,353
ASSESSED VALUE		138,267
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,545
TOTAL JUST VALUE		218,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2509	5/26/2022	WD	U	I	11	100
GRANTOR: KURTZ TONY M						
GRANTEE: KURTZ TONY M						
1036/1151	1/01/2005	WD	Q	I	01	110,000
GRANTOR: TONY MARTIN & BARBARA						
GRANTEE: TONY MARTIN KURTZ J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W16 S10 E16$ W16 FGR= N28 FST= N6 W24 S6 E24$W24 S28 E24$ W16 S9W2 S9 E2 S15 E11 FSP= S8 E32 N8 W32$ E45N33$.

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	0	0	3	100	350	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	100	10	190	1,900.00	UT	0.60	0.60	100	0	0	3	100	1,140	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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 08/20/2025 BY SYS