BEG 567.68 FT N OF SW COR OF NE1
N 455.52 FT, E 280 FT, S 454.95
POB. (PARCELS 3, 4 & 5).

TOWNSEND DON JOSEPH/TOWNSEND SARAH LOUISE
786 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08747-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

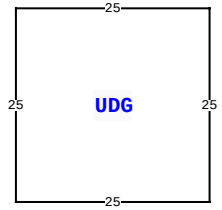
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	26417.00	1.00/

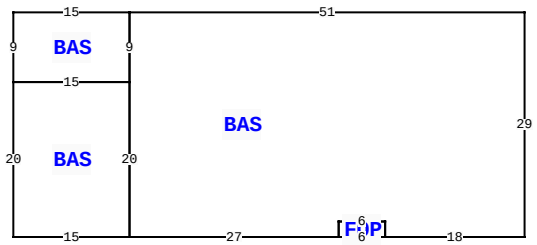
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100		135	14,737
BAS	300	100		300	32,748
BAS	1,467	100		1,467	160,138
FOP	12	30		4	437
UDG	625	55		344	37,551
TOTALS	2,539			2,250	245,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	121.8320	136.45	307,012	1975	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 1902 HX Base Yr





786 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	245,610
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	40,880
TOTAL MARKET VALUE	296,890
SOH/AGL Deduction	0
ASSESSED VALUE	296,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,890
TOTAL JUST VALUE	296,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14382	M H	125	08/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/236	7/25/2024	WD	Q	I	01	350,000

GRANTOR: CHASSEREAU JOSEPH F

GRANTEE: TOWNSEND DON JOSEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W51 S9 S20 E27 N2 E6 S2 E18 N29 $
UDG=[ORIG=0,-30] N25 W25 S25 E25 $
BAS=[ORIG=-51,9] W15 S20 E15 N20 $
BAS=[ORIG=-51,0] W15 S9 E15 N9 $
FOP=[ORIG=-24,29] E6 N2 W6 S2 $
PTR=[ORIG=0,0] N30 S30 $
.

EXTRA FEATURES

L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 10,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.92	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,880							

REVIEW DATE 09/20/2024 BY ME Total Acres: 2.92 Total Land Value: 40,880 Market: 0 Agricultural: 0 Common: 40,880 PRINTED 10/10/2025 BY SYS