

LOT 16 SUWANNEE RIVER DOWNS.
750-416-417, 814-491, QC 1097-26

PEACOCK DEREK K/PEACOCK TONYA G
623 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

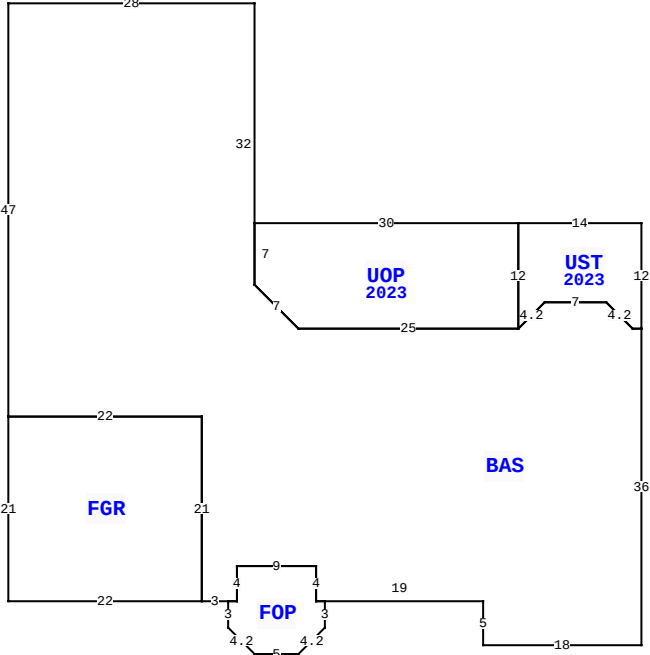
33-3S-16-02433-216

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 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	0101SFRES/SFRES	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC					
33316.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100		2,903	320,242
FGR	462	55		254	28,020
FOP	93	30		28	3,089
UOP	348	20	2023	70	7,722
UST	138	45	2023	62	6,840
TOTALS	3,944			3,317	365,911

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	
2	0130	CLFENCE 5	0 100	0	0	150.00	UT	9.50	
3	0297	SHED CONCR	0 100	24	36	864.00	UT	10.00	
4	0261	PRCH, UOP	0 100	14	14	1.00	UT	1,372.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	4.63
2	0100	C	SFR	0		A-1	0.00	0.00	0.57

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,317	121.6000	136.19	451,742	2006	2006	0	0	0 19.00	81.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2903 HX Base Yr 2021												
												
623 SW SUWANNEE DOWNS DR, LAKE CITY												
BLD DATE: 04/10/2025 MLU												

TOTAL OB/XF 13,437												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	4.63	AC		1.00
2	0100	C	SFR	0		A-1	0.00	0.00	0.57	AC		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		511,120	
TOTAL MARKET OB/XF VALUE		13,437	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		571,357	
SOH/AGL Deduction		172,264	
ASSESSED VALUE		399,093	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		348,371	
TOTAL JUST VALUE		571,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053764	Roof Replacement	7,000	08/04/2025
000052944	Roof Replacement	28,600	04/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/0983	10/20/2020	WD	Q	I	01	389,000
GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: DEREK K & TONYA G P						
1411/2009	3/15/2020	WD	U	I	30	100
GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: JOSE R & LOUISA S C						

BUILDING NOTES									
BAS=[ORIG=0,0] W28 S47 E22 S21 E3 E1 N4 E9 S4 E19 S5 E18 N36 W1 U3L3 W7 D3L3 W25 U5L5 N32 \$									
FGR=[ORIG=-28,47] S21 E22 N21 W22 \$									
FOP=[ORIG=-3,68] S3 D3R3 E5 U3R3 N3 W1 N4 W9 S4 W1 \$									
UOP=[YR=2023;ORIG=30,25] W30 S7 D5R5 E25 N12 \$									
UST=[YR=2023;ORIG=44,25] W14 S12 U3R3 E7 D3R3 E1 N12 \$									

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