

LOT 3 BLOCK 3 ANDREWS PARK S/D.  
383-210, DC 913-2498, 913-2499,

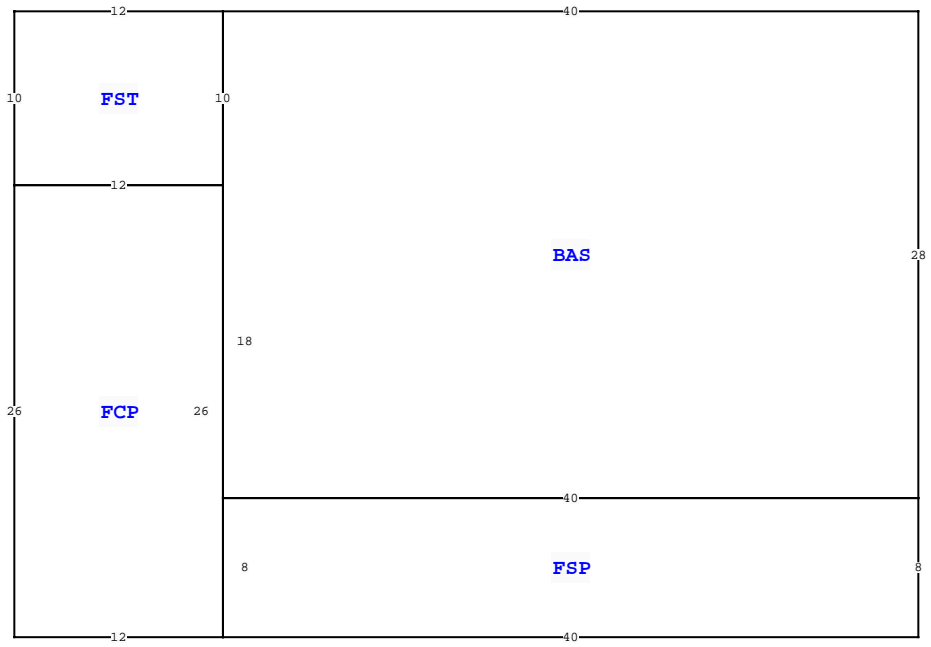
PEACOCK LEONARD  
358 SE COUNTY ROAD 245  
LAKE CITY, FL 32025

**2026**

34-3S-17-07044-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,120	100	
FCP	312	25	
FSP	320	40	
FST	120	55	
TOTALS	1,872		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024								
			Heated Area: 1120			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			86,743
TOTAL MARKET OB/XF VALUE			10,580
TOTAL LAND VALUE - MARKET			13,225
TOTAL MARKET VALUE			110,548
SOH/AGL Deduction			0
ASSESSED VALUE			110,548
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,548
TOTAL JUST VALUE			110,548
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1657	4/18/2023	WD	Q	I	01	120,000
GRANTOR: CLARY ZACHARY THOMAS						
GRANTEE: PEACOCK LEONARD						
1232/2552	3/13/2012	WD	U	I	11	100
GRANTOR: CANDACE M CLARY						
GRANTEE: ZACHARY THOMAS CLAR						

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	0031	BARN,MT AE	0	0	20	42	UT	12.00	12.00	100	0	0	3	100	10,080	
2	0166	CONC,PAVMT	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	500	

TOTAL OB/XF										10,580						
358 SE COUNTY ROAD 245 , LAKE CITY																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 FST= W12 S10 E12 N10\$ S10 FCP= W12 S26 E12 N26\$ S18 FSP= S8 E40 N8 W40\$E40 N28\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.15	AC		1.00	1.00	1.00	11,500.00	11,500.00	13,225							