LOT 1 FIVE POINTS ACRES S/D.
471-466, 627-699, WD 1266-224, A

LOUDEN ALLEN IRWIN
1008 SE PEACOCK TER
LAKE CITY, FL 32025

2026

17-3S-17-04967-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	16,625
TOTAL MARKET VALUE	19,625
SOH/AGL Deduction	4,621
ASSESSED VALUE	15,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,004
TOTAL JUST VALUE	19,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/8724	10/24/2019	AG	U	V	21	6,857
GRANTOR: RUSSELL DEPRATTER						
GRANTEE: ALLEN IRWIN LOUDNE						
1266/0224	11/03/2013	WD	U	V	30	100
GRANTOR: BILLYE SHARPLESS DEPR						
GRANTEE: RUSSELL DEPRATTER						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	12,500.00	12,500.00	16,625							

REVIEW DATE 08/17/2015 BY DF Total Acres: 1.33 Total Land Value: 16,625 Market: 0 Agricultural: 0 Common: 16,625 PRINTED 06/08/2026 BY SYS