

LOT 44 WOODBOROUGH PHASE 2 & BEG
44, RUN N 13 DEG W 30 FT, N 77 D
FT TO PT OF CURVE, RUN SE'RLY AL

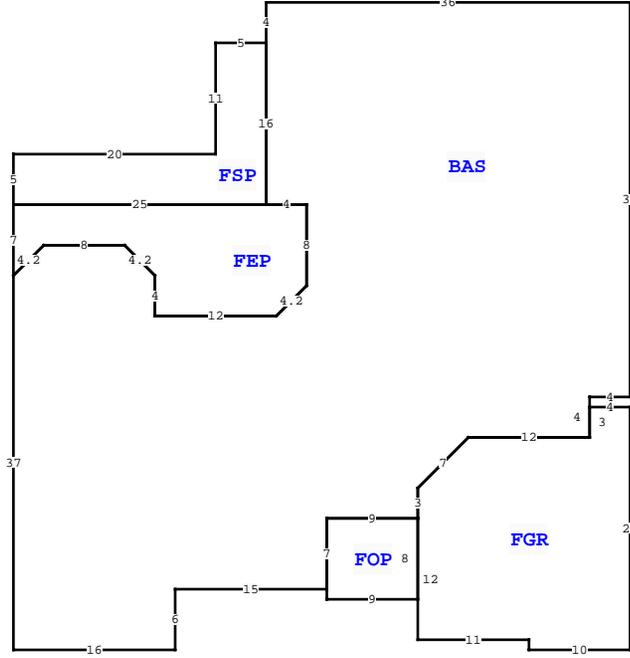
PEACOCK WALTER R JR/PEACOCK JON MICHAEL
879 SW BRIM ST
LAKE CITY, FL 32024

2026

22-3S-16-02268-344

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,527	100	
FEP	226	80	
FGR	430	55	
FOP	72	30	
FSP	180	40	
TOTALS	3,435		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,038	142.2408	162.15	492,612	1993	1993	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2527 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	320,198			
TOTAL MARKET OB/XF VALUE	7,423			
TOTAL LAND VALUE - MARKET	36,190			
TOTAL MARKET VALUE	363,811			
SOH/AGL Deduction	0			
ASSESSED VALUE	363,811			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	363,811			
TOTAL JUST VALUE	363,811			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	358,203			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049474	Roof Replacement	20,915	03/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1231	2/01/2024	WD	U	I	11	100
GRANTOR: PEACOCK WALTER R JR						
GRANTEE: PEACOCK WALTER R JR						
1046/2601	5/20/2005	WD	Q	I	03	100
GRANTOR: WOODBOROUGH						
GRANTEE: PEACOCK						

EXTRA FEATURES		1151 NW SCENIC LAKE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 0 0 0
2	0166	CONC, PAVMT	0 0 0 0
3	0070	CARPORT UF	0 0 0 0
4	0294	SHED WOOD/	0 0 0 0

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	2,445.00	UT	1.40	1.40	100	0	0	3	100	3,423	
3	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
TOTAL OB/XF 7,423																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= S37 E16 N6 E15 FOP= S1 E9 N8 W9 S7\$ N7 E9 FGR= S12 E11 S1 E10 N24 W4 S3 W12 L5 D5 S3\$ N3 U5 R5 E12 N4 E4 N39 W36 S4 FSP= W5 S11 W20 S5E25 N16\$ S16 FEP= W25 S7 R3 U3 E8 D3 R3 S4 E12 R3 U3 N8 W4\$ E4 S8 D3 L3 W12 N4 L3 U3 W8 D3 L3 \$.	

LAND DESCRIPTION		TOTAL OB/XF 7,423																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0			0.00	0.00	0.25	AC		1.00	1.00	1.00	1,400.00	1,400.00	350							
3	0000	C	VAC RES	0			0.00	0.00	0.60	AC		1.00	1.00	1.00	1,400.00	1,400.00	840							