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

2027

22-3S-16-02268-344

BUILDING CHARACTERISTICS

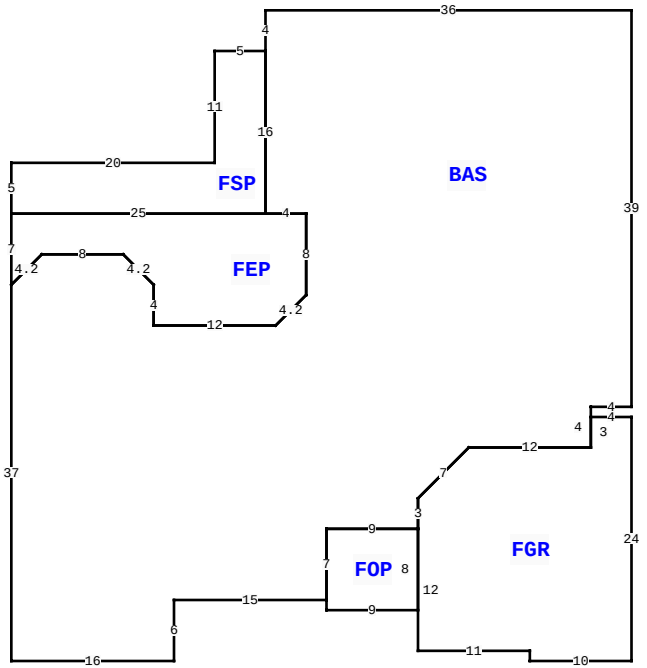
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,527	100		2,527	256,993
FEP	226	80		181	18,407
FGR	430	55		236	24,001
FOP	72	30		22	2,237
FSP	180	40		72	7,322
TOTALS	3,435			3,038	308,961

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	156.46	475,325	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2527 HX Base Yr



1151 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	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	0	2,445.00	UT	1.40	1.40	100	0	0	3	100	3,423	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	308,961
TOTAL MARKET OB/XF VALUE	7,423
TOTAL LAND VALUE - MARKET	36,190
TOTAL MARKET VALUE	352,574
SOH/AGL Deduction	0
ASSESSED VALUE	352,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,574
TOTAL JUST VALUE	352,574
NCON VALUE	0
INCOME VALUE	
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						

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

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	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							

REVIEW DATE 04/08/2024 BY JS Total Acres: 1.67 Total Land Value: 36,190 Market: 0 Agricultural: 0 Common: 36,190 PRINTED 11/17/2026 BY SYS