COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, RUN W 503.32 FT, N 20 F
FT TO A PT ON E R/W PEACOCK RD,

ROOKS FAMILY TRUST/ROOKS JAMES DOYLE SR
577 SE PEACOCK TER
LAKE CITY, FL 32025

2027

23-4S-17-08714-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 23417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	44,864
BAS	576	100		576	44,864
FOP	96	30		29	2,259
TOTALS	1,248			1,181	91,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	108.9360	119.83	141,519	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1152 HX Base Yr 1996



577 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,987
TOTAL MARKET OB/XF VALUE		4,390
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		110,177
SOH/AGL Deduction		27,009
ASSESSED VALUE		83,168
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,757
TOTAL JUST VALUE		217,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,051

SALE:1:1: 5.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28435	ADDN SFR	226	03/19/2010
9264	PUMP/UTPOL	30	01/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0284	10/01/2014	WD	U	I	11	100
GRANTOR: JAMES DOYLE ROOKS SR						
GRANTEE: JAMES DOYLE ROOKS S						
1283/0282	10/01/2014	WD	U	I	11	100
GRANTOR: JAMES DOYLE ROOKS SR						
GRANTEE: JAMES DOYLE ROOKS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S16 E36 FOP= E6 N16W6 S16$ N16$ BAS= N16 W36 S16 E36$.

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	0020	BARN,FR	0	100	12	33	396.00	UT	2.50	2.50	100	1993	1993	3	100	990	
2	0040	BARN,POLE	0	100	13	42	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,390

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 05/31/2017 BY BC Total Acres: 11.00 Total Land Value: 13,800 Market: 110,000 Agricultural: 2,800 Common: 11,000 PRINTED 11/17/2026 BY SYS