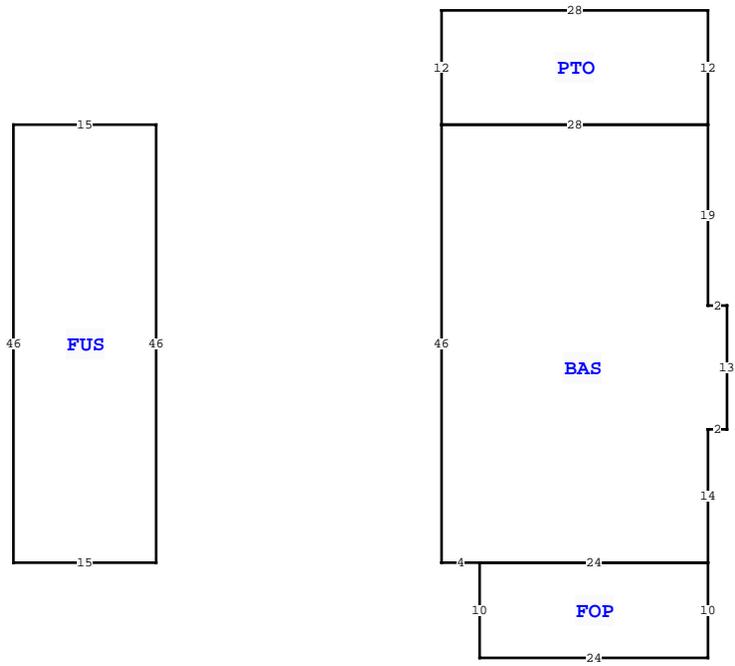


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2019		229,665	1950	1950	0	0	35.00	65.00	Heated Area: 2004 HX Base Yr 2019	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100		1,314	93,720
FOP	240	30		72	5,136
FUS	690	100		690	49,214
PTO	336	5		17	1,212
TOTALS	2,580			2,093	149,282

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	0294	SHED WOOD/	0	100	9	14			0.00	100	1993	1993	3	100	500	

TOTAL OB/XF													
271 SE PEACOCK TER, LAKE CITY													
500													

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

TOTAL OB/XF													
500													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			149,282
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			214,912
SOH/AGL Deduction			83,478
ASSESSED VALUE			131,434
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			80,023
TOTAL JUST VALUE			214,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40058	ELECTRICAL	0	06/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/1785	9/12/2018	WD Q	Q	I	01	125,000
GRANTOR: BRADY K & CASEY U DIC						
GRANTEE: JERED P & LISA E LI						
1280/2147	9/03/2014	WD Q	Q	I	01	110,000
GRANTOR: NORMA DICKS						
GRANTEE: BRADY K & CASEY U D						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS= N19 PTO= N12 W28 S12 E28\$ W28 S46 PTR= W30 FUS= N46 W15 S46 E15\$ E30\$ E4 FOP= S10 E24 N10 W24\$ E24 N14 E2 N13 W2\$.													