COMM AT THE SE COR OF NE1/4 OF FT TO POB, W 544.12 FT, N 29 DEG S R/W OF PEACOCK TER & PT OF A C

LIZOTTE JERED P/LIZOTTE LISA E
271 SE PEACOCK TERRACE
LAKE CITY, FL 32025

2027

23-4S-17-08714-002

BUILDING CHARACTERISTICS

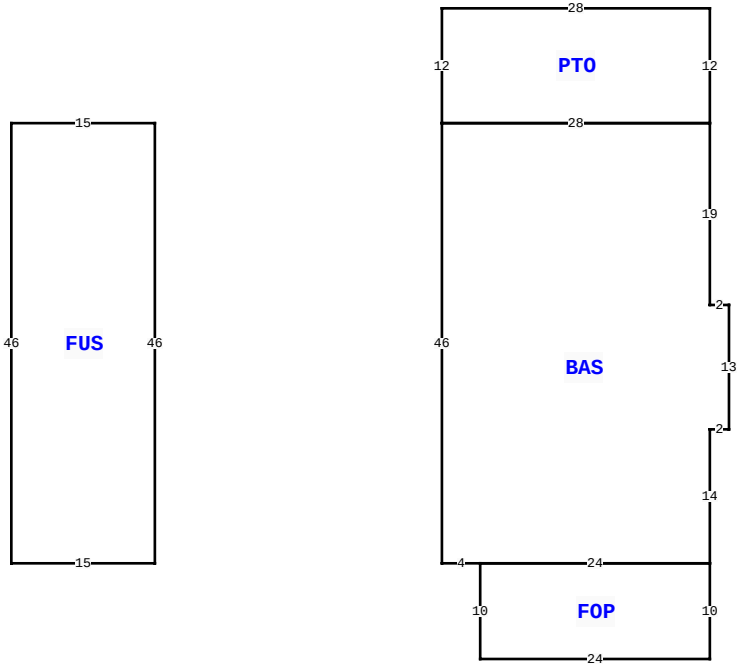
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100		1,314	92,047
FOP	240	30		72	5,043
FUS	690	100		690	48,335
PTO	336	5		17	1,191
TOTALS	2,580			2,093	146,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	97.9700	107.77	225,563	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2004 HX Base Yr 2019



271 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0294	SHED WOOD/	0	100	9	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	146,616
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	212,246
SOH/AGL Deduction	76,869
ASSESSED VALUE	135,377
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	83,966
TOTAL JUST VALUE	212,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,912

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	I	01	125,000
GRANTOR: BRADY K & CASEY U DIC						
GRANTEE: JERED P & LISA E LI						
1280/2147	9/03/2014	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 500

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

REVIEW DATE 07/28/2020 BY BC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS