

COMM NE COR OF SE1/4 OF SW1/4,S  
W 179.99 FT FOR POB, W 848.73 FT  
E 368.16 FT, S 29 DEG E 282.30 F

ODUM AUSTIN J/ODUM ASHLEY N  
437 SE PEACOCK TER  
LAKE CITY, FL 32025

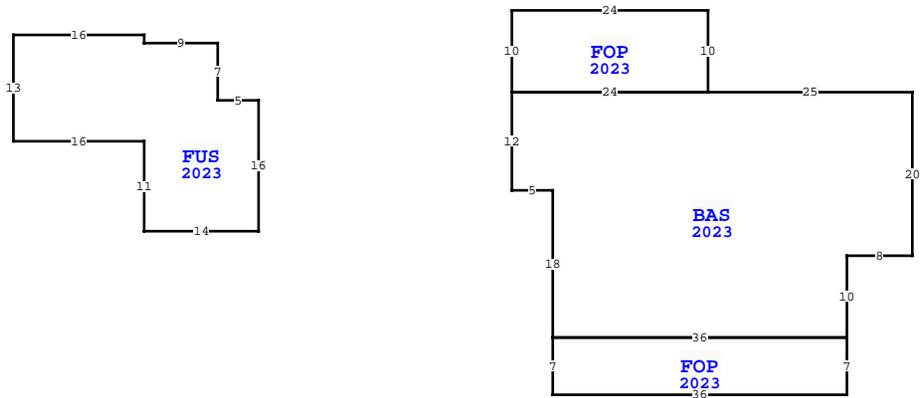
2026

23-4S-17-08714-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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
BAS	1,300	100	2023
FOP	240	30	2023
FOP	252	30	2023
FUS	495	100	2023
TOTALS	2,287		

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%	- 2024		Heated Area: 1795					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			275,434
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			96,425
TOTAL MARKET VALUE			287,496
SOH/AGL Deduction			0
ASSESSED VALUE			287,496
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			231,085
TOTAL JUST VALUE			371,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043113	New Residential C	327,150	11/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2305	8/28/2020	WD	Q	V	01	75,000

GRANTOR: NORMA R DICKS & ETAL  
GRANTEE: AUSTIN J & ASHLEY N  
1402/0720 12/18/2017 WD U V 30 0  
GRANTOR: NORMA R DICKS  
GRANTEE: NORMA R & RODNEY S

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=100,10] W25 W24 S12 E5 S18 E36 N10 E8 N20 \$	
FOP=[YR=2023;ORIG=56,40] E36 S7 W36 N7 \$	
FOP=[YR=2023;ORIG=51,0] E24 S10 W24 N10 \$	
FUS=[YR=2023;ORIG=20,11] W5 N7 W9 N1 W16 S13 E16 S11 E14 N16 \$	

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500
2	6200	A	PASTURE 3	100					9.15	AC		1.00	1.00	1.00	280.00	280.00	2,562
3	9910	M	MKT.VAL.AG	100					9.15	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,925