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

2027

23-4S-17-08714-006

BUILDING CHARACTERISTICS

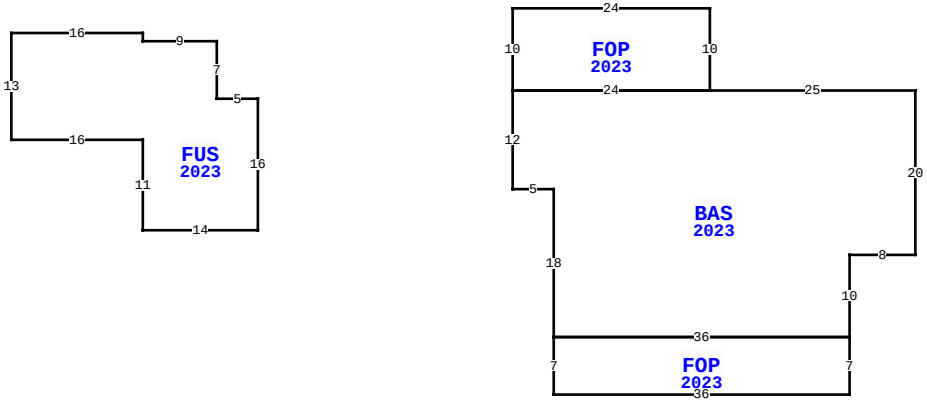
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2023	1,300	180,993
FOP	240	30	2023	72	10,024
FOP	252	30	2023	76	10,581
FUS	495	100	2023	495	68,917
TOTALS	2,287			1,943	270,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	131.4968	144.65	281,055	2022	2022	0	0	0	3.75	96.25

1 SINGLE FAM 100% - 2024 Heated Area: 1795 HX Base Yr 2024



437 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,515
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		111,650
TOTAL MARKET VALUE		284,077
SOH/AGL Deduction		0
ASSESSED VALUE		284,077
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		227,666
TOTAL JUST VALUE		382,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,084

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						

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

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
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	11,000.00	11,000.00	100,650							

REVIEW DATE 01/31/2023 BY TW Total Acres: 10.15 Total Land Value: 13,562 Market: 100,650 Agricultural: 2,562 Common: 11,000 PRINTED 11/17/2026 BY SYS