COMM SW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 303.80 FT, E 280
FT, W 280 FT TO POB (BEING PARCE

SMITH KRISTINE K/KURTZ TONY M JR
444 SE PEACOCK TER
LAKE CITY, FL 32025

**2027**

**23-4S-17-08715-001**

## BUILDING CHARACTERISTICS

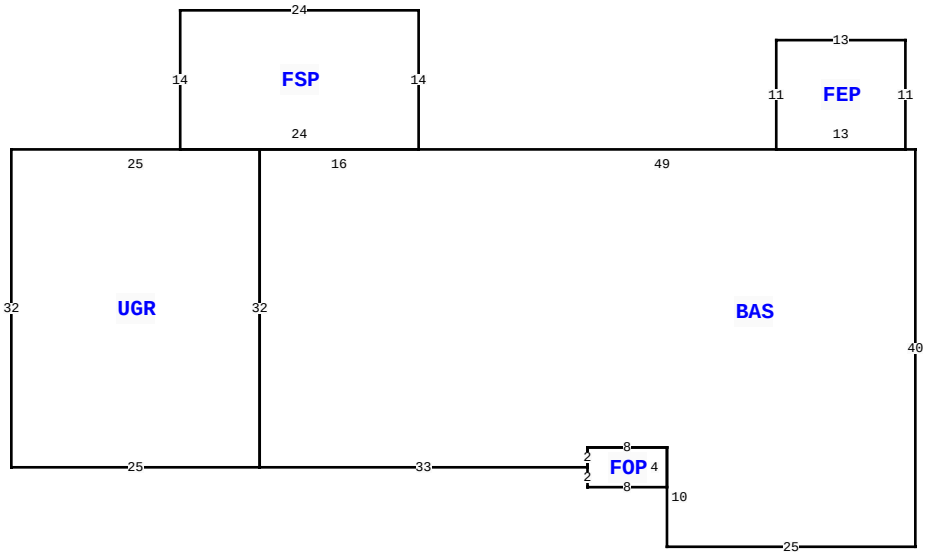
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2,296 | 100 | | 2,296 | 172,327 |
| FEP | 143 | 80 | | 114 | 8,557 |
| FOP | 32 | 30 | | 10 | 751 |
| FSP | 336 | 40 | | 134 | 10,057 |
| UGR | 800 | 45 | | 360 | 27,020 |
| TOTALS | 3,607 | | | 2,914 | 218,712 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,914 | 104.9750 | 115.47 | 336,480 | 1973 | 1973 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2296 HX Base Yr




410 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 18 | 36 | 648.00 | UT | 1.00 | 1.00 | 100 | 0 | 0 | 3 | 100 | 648 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 20 | 25 | 500.00 | UT | 1.00 | 1.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 10 | 190 | 1,900.00 | UT | 0.60 | 0.60 | 100 | 0 | 0 | 3 | 100 | 1,140 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 8 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2021 | 2020 | | 70 | 4,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 218,712 |
| TOTAL MARKET OB/XF VALUE | 9,288 |
| TOTAL LAND VALUE - MARKET | 32,000 |
| TOTAL MARKET VALUE | 260,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 260,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 260,000 |
| TOTAL JUST VALUE | 260,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 263,977 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042100 | Roof Replacement | 11,800 | 06/08/2021 |
| 40042 | GENERATOR | 0 | 06/26/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1565/1830 | 4/14/2026 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (BARBA | | | | | | |
| GRANTEE: SMITH KRISTINE K | | | | | | |
| 1540/1956 | 5/20/2025 | PB | U | I | 18 | 0 |
| GRANTOR: KURTZ BARBARA M | | | | | | |
| GRANTEE: SMITH KRISTINE K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W1 FEP= N11 W13 S11 E13$ W49 FSP= N14 W24 S14 E24$ W16 UGR= W25 S32 E25 N32$ S32 E33 FOP= S2 E8 N4 W8 S2$ N2 E8 S10 E25 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 9,288

| 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 | 0 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |

REVIEW DATE 07/24/2020 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS