

BEG 607.6 FT N OF SW COR OF SE1/
N 151.9 FT E 280 FT, S 151.9 FT,
(AKA PARCEL 9).

KING JEANNIE
598 SE PEACOCK TER
LAKE CITY, FL 32025

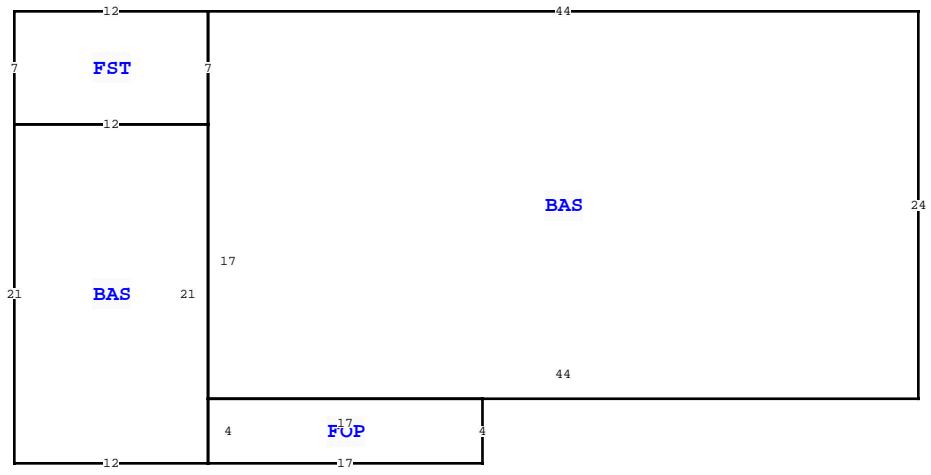
2026

23-4S-17-08715-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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
BAS	252	100	
BAS	1,056	100	
FOP	68	30	
FST	84	55	
TOTALS	1,460		

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%	- 2017		127.90	175,735	1972	1972	0	0	35.00
				Heated Area: 1308			HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			114,228
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			133,228
SOH/AGL Deduction			59,989
ASSESSED VALUE			73,239
TOTAL EXEMPTION VALUE	HX HB	48,239	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			133,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1844	9/20/2021	QC	U	I	11	100
GRANTOR: KING JEANNIE FKA JEAN						
GRANTEE: KING JEANNIE						
1323/1062	9/09/2016	WD	Q	I	01	80,000
GRANTOR: MARK D NICKELSON (MAR)						
GRANTEE: JEANNIE GILLAND (SI)						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 FST= W12 S7 E12 N7\$S7 BAS= W12 S21 E12 N21\$ S17 FOP= S4 E17 N4 W17\$ E44 N24\$.	

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	0296	SHED METAL	0	100	0	0		0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION												TOTAL OB/XF												
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							