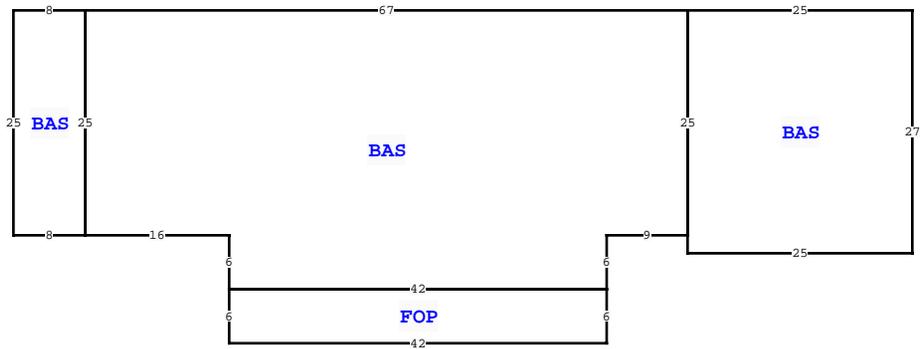


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

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% - 0										Heated Area: 2802 HX Base Yr	



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	200	100		200	15,077
BAS	675	100		675	50,887
BAS	1,927	100		1,927	145,270
FOP	252	30		76	5,729
TOTALS	3,054			2,878	216,964

444 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	10	223	UT	0.60	0.60	100	0	0	3	100	1,338	
3	0166	CONC, PAVMT	0	100	12	15	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	700	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	

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	1.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,160							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,964
TOTAL MARKET OB/XF VALUE			4,938
TOTAL LAND VALUE - MARKET			27,160
TOTAL MARKET VALUE			249,062
SOH/AGL Deduction			79,568
ASSESSED VALUE			169,494
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			113,083
TOTAL JUST VALUE			249,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30872	ADDN SFR	231	03/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/2050	8/06/2019	LE U	I	I	14	100

GRANTOR: KRISTINE K SMITH (ENH)
GRANTEE: JONATHAN DUSTIN SMI

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W67 BAS= W8 S25 E8 N25\$ S25 E16 S6 FOP= S6 E42 N6 W42\$ E42 N6 E9 BAS= S2 E25 N27 W25 S25\$ N25\$.													