THE S 303.80 FT OF THE W 330 FT SW1/4, EX RD R/W. & COMM AT THE OF NE1/4 OF NW1/4 RUN NORTH 1175

AUGER CHRISTOPHER WILLIAM/AUGER ASHLEY NICOLE
734 SE PEACOCK TER
LAKE CITY, FL 32025

2027

23-4S-17-08715-004

BUILDING CHARACTERISTICS

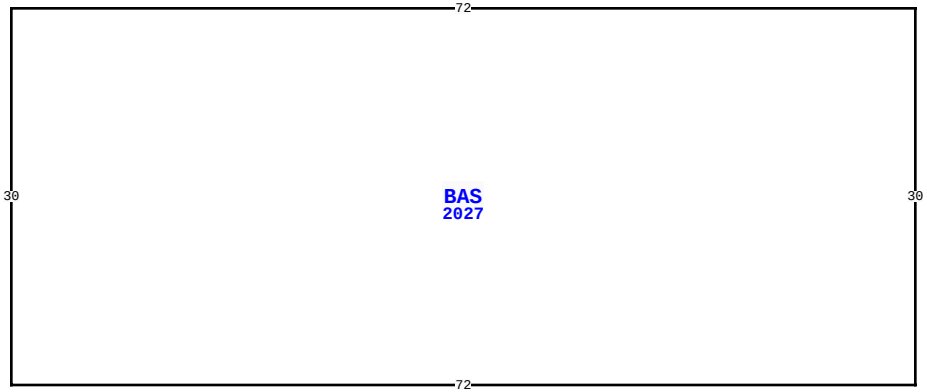
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,160	100	2027	2,160	222,454
TOTALS	2,160			2,160	222,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.0000	105.09	226,994	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 2160 HX Base Yr



734 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	0031	BARN,MT AE	0	0	24	24	576.00	UT	3.30	3.30	50	2005	2005	3	50	950	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2027	2026		100	4,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	222,454
TOTAL MARKET OB/XF VALUE	10,450
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	249,704
SOH/AGL Deduction	0
ASSESSED VALUE	249,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,704
TOTAL JUST VALUE	249,704
NCON VALUE	228,954
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055568	Mobile Home		05/12/2026
000055479	Right-of-Way Acce		04/14/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2384	3/29/2026	WD	U	I	11	100
GRANTOR: BEHRENWALD STEVEN S						
GRANTEE: AUGER CHRISTOPHER W						
1373/1562	11/30/2018	LE	U	I	14	100
GRANTOR: STEVEN S BEHRENWALD						
GRANTEE: CHRISTOPHER AUGER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=20,11] E72 S30 W72 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,450

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.10	14,000.00	1,400.00	2,800							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/08/2026 BY KS Total Acres: 3.00 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/17/2026 BY SYS