

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

BEHRENWALD STEVEN S
P O BOX 3655
LAKE CITY, FL 32056

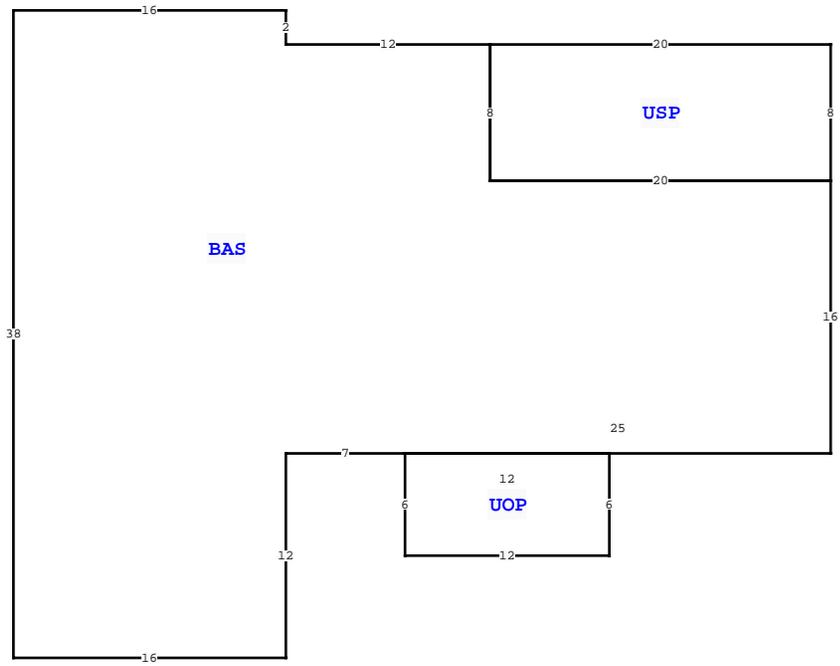
2026

23-4S-17-08715-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04	SINGLE	SID	50	
Exterior Wall	07	ASB	SHNGLE	50	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT	VINYL	10	
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Quality	03	03			
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	1,216	100		1,216	21,621
UOP	72	20		14	249
USP	160	35		56	996
TOTALS	1,448			1,286	22,865

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,286	63.4982	71.12	91,460	1950	1950	0	0	40	35.00	25.00	
1 SINGLE FAM 0% - 0 Heated Area: 1216 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		22,865	
TOTAL MARKET OB/XF VALUE		3,950	
TOTAL LAND VALUE - MARKET		16,800	
TOTAL MARKET VALUE		43,615	
SOH/AGL Deduction		50	
ASSESSED VALUE		43,565	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		43,565	
TOTAL JUST VALUE		43,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		43,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1562	11/30/2018	LE	U	I	14	100
GRANTOR: STEVEN S BEHRENWALD						
GRANTEE: CHRISTOPHER AUGER &						
1373/1557	11/30/2018	WD	U	I	11	100
GRANTOR: STEVEN S BEHRENWALD						
GRANTEE: STEVEN S BEHRENWALD						

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	0031	BARN,MT AE	0	0	24	24	576.00	UT	3.30	50	2005	2005	3	50	950	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	

TOTAL OB/XF														3,950
734 SE PEACOCK TER, LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														04/07/2025
														MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 S38 E16 N12 E7 UOP= S6 E12 N6 W12\$ E25 N16 USP= N8 W20S8 E20\$ W20 N8 W12N2\$.	

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	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							