

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

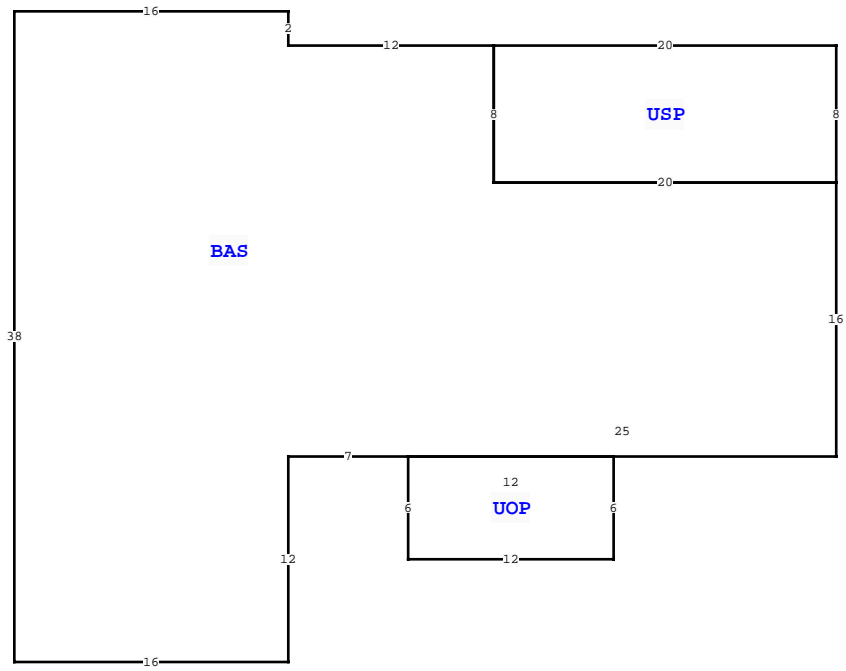
2026

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 |
|------------|-------------------|-----|------------|
| 00005568 | 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 &

| 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 | | 3 | 50 | 950 |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | | 1.00 | UT | 3,000.00 | | 3 | 100 | 3,000 |

| TOTAL OB/XF | | | | | | | | | | | | | 3,950 |
|-------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|--|-------|
| 734 SE PEACOCK TER, LAKE CITY | | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | 05/06/2026 | | MLU | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | |

| 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 | | | | | | | | |