

BEG 1063.30 FT N OF SW COR OF SE
 RUN N 151.90 FT, E 280 FT, S 151
 TO POB.

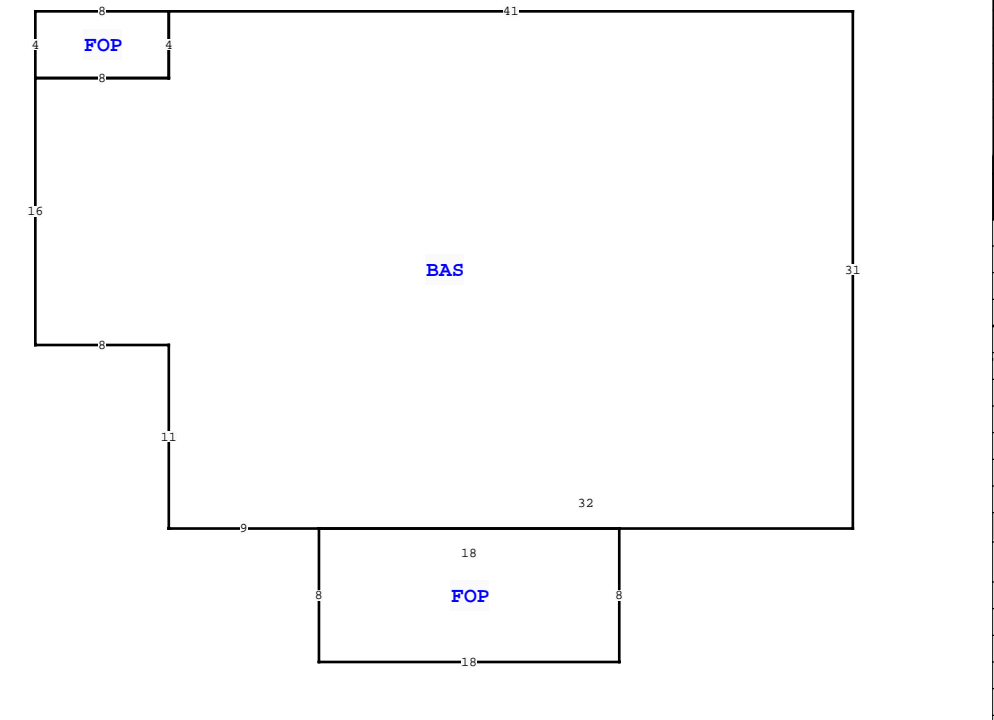
KUCK EMILY MICHELLE
 492 SE PEACOCK TERR
 LAKE CITY, FL 32025

2026

23-4S-17-08715-006

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,452	110.8800	124.19	180,324	2000	2000	0	0	31.25	68.75



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100		1,399	119,448
FOP	32	30		10	854
FOP	144	30		43	3,671
TOTALS	1,575			1,452	123,973

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,973
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			150,673
SOH/AGL Deduction			50,230
ASSESSED VALUE			100,443
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			49,032
TOTAL JUST VALUE			150,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,927
XFOB:2:1: CANDA MH			
BLDG:1:1: TITAN MH			
XFOB:1:1: TITAN MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049045	Roof Replacement	17,060	01/18/2024
000049010	Remodel	0	01/12/2024
16733	SFR	220	03/14/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/2151	6/20/2012	QC	U	I	11	100
GRANTOR: PATRICIA LYNN DURDEN						
GRANTEE: EMILY MICHELLE KUCK						
1236/0366	6/01/2012	WD	U	I	30	100
GRANTOR: MATT KEVIN JONES						
GRANTEE: PATRICIA LYNN DURDE						

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	0	0.00	100	2017	2017	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	0	0	0.00	100	2017	2017	3	100	400	

492 SE PEACOCK TER, LAKE CITY			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	05/08/2026 MLU
			INC DATE		AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W41 FOP= W8 S4 E8 N4\$ S4 W8 S16 E8 S11 E9 FOP= S8 E18 N8 W18\$ E32 N31 \$.											

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							