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

2027

23-4S-17-08715-006

BUILDING CHARACTERISTICS

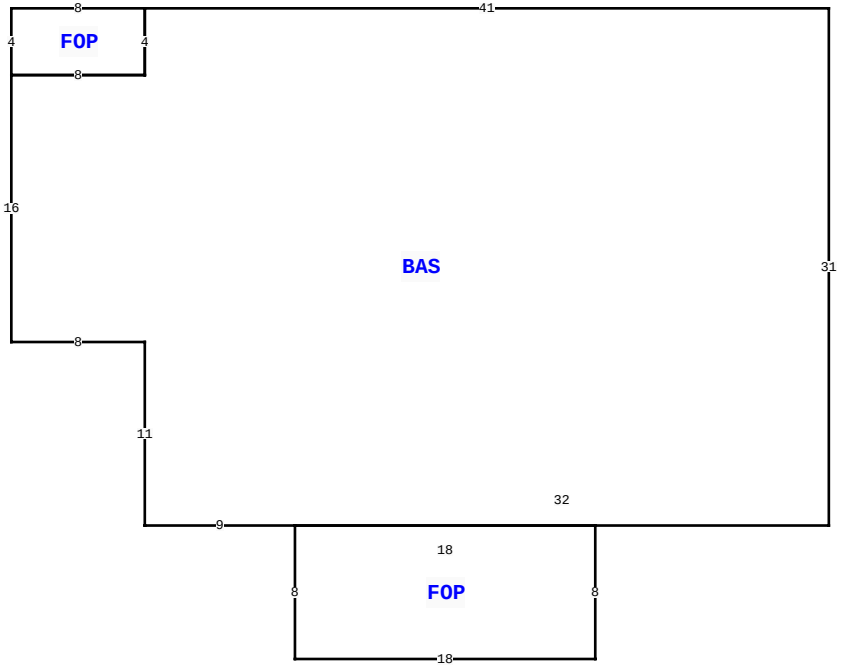
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	117,312
FOP	32	30		10	839
FOP	144	30		43	3,606
TOTALS	1,575			1,452	121,756

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	121.97	177,100	2000	2000	0	0	0	31.25	68.75

3 SINGLE FAM 100% - 2015 Heated Area: 1399 HX Base Yr 2015



492 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,756
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		148,456
SOH/AGL Deduction		45,000
ASSESSED VALUE		103,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,045
TOTAL JUST VALUE		148,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,673

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						

BUILDING NOTES

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 8,700

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	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							

REVIEW DATE 03/24/2026 BY robin Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS