

COMM SE COR OF SW1/4, RUN N 109.
 RUN W 503.32 FT, N 602.02 FT, E
 S 602.02 FT TO POB. ALSO A 20 FT

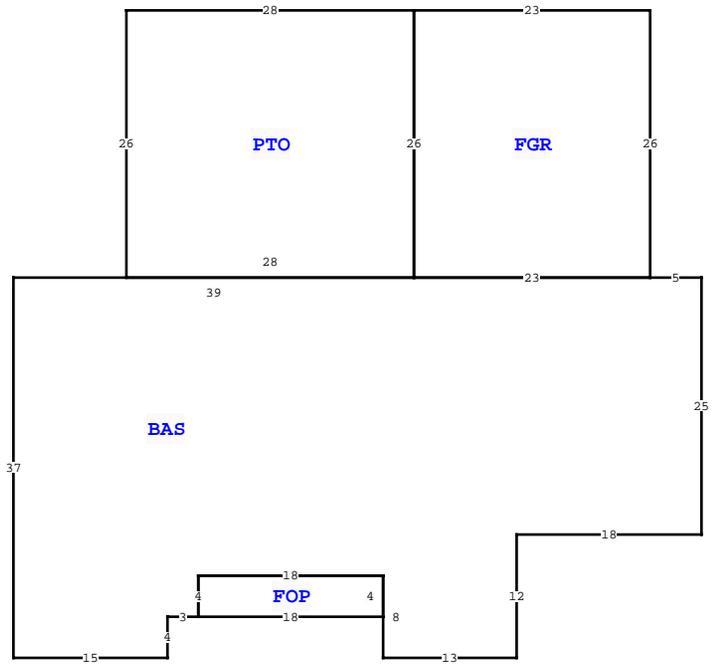
DUCKETT TRACY L/DUCKETT KELLY H
 579 SE PEACOCK TER
 LAKE CITY, FL 32025

2026

23-4S-17-08715-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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
BAS	2,107	100	
FGR	598	55	
FOP	72	30	
PTO	728	5	
TOTALS	3,505		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0										Heated Area: 2107	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,738
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			86,160
TOTAL MARKET VALUE			302,698
SOH/AGL Deduction			131,423
ASSESSED VALUE			171,275
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			119,864
TOTAL JUST VALUE			302,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041805	Roof Replacement	15,000	04/27/2021
002945	SFR	49,000	09/21/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/0845	7/17/1989	AG	Q	V		20,000
GRANTOR: TOWNSEND						
GRANTEE: DUCKETT						
0477/0652	10/01/1981	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

579 SE PEACOCK TER, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/06/2026 MLU

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS= W5 FGR= N26 W23 S26 E23\$ W23 PTO= N26 W28 S26 E28\$ W39
 S37 E15 N4 E3 FOP= E18 N4 W18 S4\$ N4 E18 S8 E13 N12 E18 N25\$.

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	7.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	86,160							