COMM SE COR OF SW1/4, RUN N 109.
W 999.93 FT TO E R/W PEACOCK RD,
FOR POB, RUN E 503.86 FT, N 270

MCCOOK JIMMIE A/MCCOOK LINDA L
595 SE PEACOCK TER
LAKE CITY, FL 32025

2027

23-4S-17-08715-010

BUILDING CHARACTERISTICS

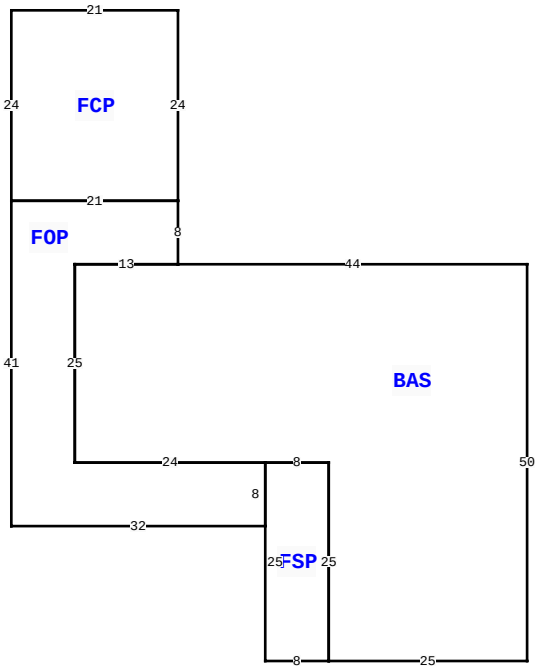
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	2,050	100		2,050	210,699
FCP	504	25		126	12,950
FOP	624	30		187	19,220
FSP	200	40		80	8,222
TOTALS	3,378			2,443	251,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	124.5816	137.04	334,789	1985	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2002 Heated Area: 2050 HX Base Yr 2002



595 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0021	BARN,FR AE	0	100	30	45	1,350.00	UT	10.00	10.00	100	0	0	3	100	13,500	
2	0040	BARN,POLE	0	100	45	13	585.00	UT	3.00	3.00	100	0	0	3	100	1,755	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,092
TOTAL MARKET OB/XF VALUE		16,555
TOTAL LAND VALUE - MARKET		39,250
TOTAL MARKET VALUE		306,897
SOH/AGL Deduction		89,085
ASSESSED VALUE		217,812
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		161,401
TOTAL JUST VALUE		306,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0909/1316	8/16/2000	WD	Q	I	01	100
GRANTOR: JIMMIE & LINDA MCCOOK						
GRANTEE: JIMMIE & LINDA MCCO						
0894/0102	12/21/1999	WD	Q	I		149,000
GRANTOR: L DON & BEVERLY REED						
GRANTEE: JIMMIE & LINDA MCCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FOP= N8 FCP= N24W21 S24 E21$ W21 S41 E32 N8 W24 N25 E13$ W13 S25 E24 FSP= S25 E8 N25 W8$ E8 S25 E25 N50$.

LAND DESCRIPTION

TOTAL OB/XF 16,555

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	3.14	AC		1.00	1.00	1.00	12,500.00	12,500.00	39,250							

REVIEW DATE 05/31/2017 BY BC Total Acres: 3.14 Total Land Value: 39,250 Market: 0 Agricultural: 0 Common: 39,250 PRINTED 11/17/2026 BY SYS