

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

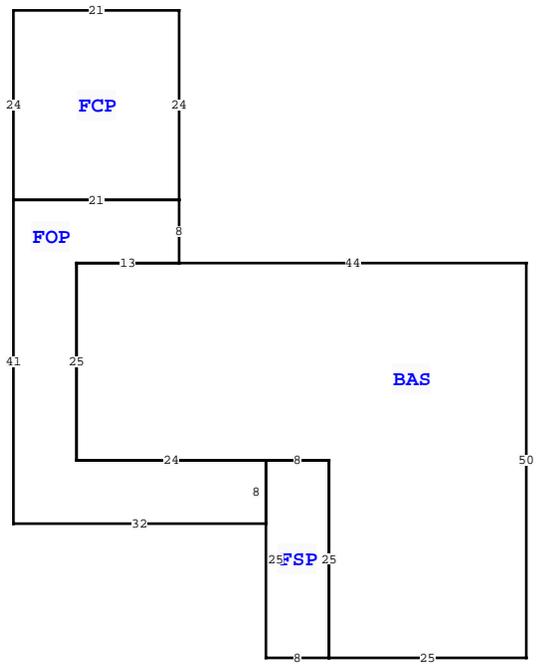
MCCOOK JIMMIE A/MCCOOK LINDA L
595 SE PEACOCK TER
LAKE CITY, FL 32025

2026

23-4S-17-08715-010
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,050	100	
FCP	504	25	
FOP	624	30	
FSP	200	40	
TOTALS	3,378		

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%	- 2002								
				Heated Area: 2050			HX Base Yr 2002				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,654
TOTAL MARKET OB/XF VALUE			16,555
TOTAL LAND VALUE - MARKET			39,250
TOTAL MARKET VALUE			311,459
SOH/AGL Deduction			99,991
ASSESSED VALUE			211,468
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			160,057
TOTAL JUST VALUE			311,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,018

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	Q	I	01	100
GRANTOR: JIMMIE & LINDA MCCOOK						
GRANTEE: JIMMIE & LINDA MCCO						
0894/0102	12/21/1999	WD Q	Q	I		149,000
GRANTOR: L DON & BEVERLY REED						
GRANTEE: JIMMIE & LINDA MCCO						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	XF DATE	LAND DATE	AG DATE	
1	0021	BARN, FR AE	0 100	30	45	1,350.00	UT	10.00	10.00	100	0	0	3	100	13,500			05/06/2026	MLU	
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					
TOTALS																	595 SE PEACOCK TER, LAKE CITY			

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