

COMM SE COR OF SW1/4, RUN W 48 F
 CONT W 949.54 FT, N 441.37 FT, E
 S 332 FT, E 457.59 FT, S 109.19

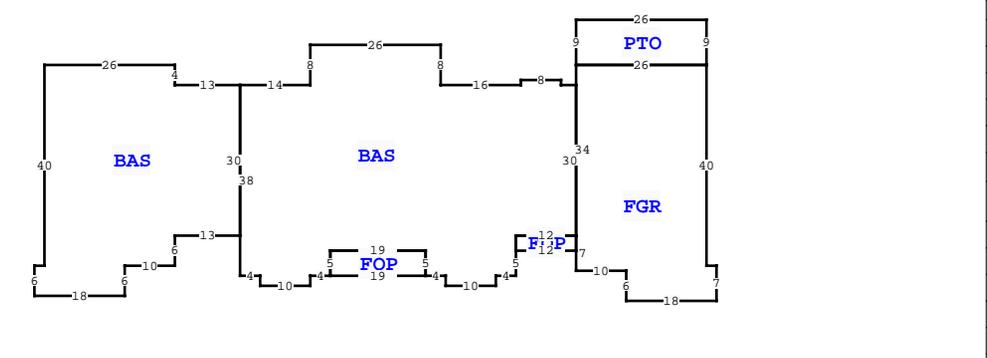
CARC-ADVOCATES FOR CITIZENS WITH DISABILITIES INC
 512 SW SISTERS WELCOME RD
 LAKE CITY, FL 32025

2026

23-4S-17-08715-012

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	7,669	118.5030	142.20	1,090,532	1997	1997	0	0	0	28.00	72.00		
1 EXCEPT SFR 0% - 0 Heated Area: 6971 HX Base Yr														



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	1,538	100		1,538	157,467
BAS	2,611	100		2,611	267,324
FGR	1,176	55		647	66,242
FOP	36	30		11	1,126
FOP	95	30		28	2,867
FUS	760	100		760	77,812
FUS	2,062	100		2,062	211,116
PTO	234	5		12	1,228
TOTALS	8,512			7,669	785,183

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			785,183	
TOTAL MARKET OB/XF VALUE			48,414	
TOTAL LAND VALUE - MARKET			427,750	
TOTAL MARKET VALUE			1,261,347	
SOH/AGL Deduction			0	
ASSESSED VALUE			1,261,347	
TOTAL EXEMPTION VALUE			10	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			1,261,347	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			1,272,252	

SALE:2:1: 2 PARCELS - 1 DEED
 SALE:1:1: \$.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16157	ADDN SFR	255	10/18/1999
12005	SFR	700	01/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1734	5/09/2018	WD	U	I	11	100

GRANTOR: STEVEN S BEHRENWALD
 GRANTEE: CARC-ADVOCATES FOR
 1148/2246 3/28/2008 WD Q I 01 100
 GRANTOR: STEVEN & DEBRA BEHREN
 GRANTEE: STEVEN BEHRENWALD

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W26 S8 W14 BAS= W13 N4 W26 S40 W2 S6 E18 N6 E10 N6 E13 N30\$ S38 E4 S2 E10N2 E4 FOP= E19 N5 W19 S5\$ N5 E19 S5 E4 S2 E10 N2 E4 N5FOP= E12 N3 W12 S3\$ N3 E12 FGR= S7 E10 S6 E18 N7 W2 N40 PTO= N9 W26 S9 E26\$ W26S34\$ N30 W3 N1 W8 S1 W16 N8\$ PTR= N30 FUS= N40 W14 N8 W26 S8 W14 S40 E18 N17 E18 S17 E18\$ S30\$ PTR= N30 E50 FUS= N14 W20 N14 W12 S40 E12 N12 E20\$ S30 W50\$.	

EXTRA FEATURES														749 SE PEACOCK TER, LAKE CITY			
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	0030	BARN,MT	0	0	25	60	1,500.00	UT	12.00	12.00	100	1997	1997	3	100	18,000	
2	0166	CONC,PAVMT	0	0	0	0	10,952.00	UT	1.50	1.50	100	1997	1997	3	100	16,428	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	1997	1997	3	100	4,000	
4	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
5	0170	FPLC 2STRY	0	0	0	0	3.00	UT	2,750.00	2,750.00	100	1997	1997	3	100	8,250	
6	0080	DECKING	0	0	26	24	624.00	UT	1.50	1.50	100	0	0	3	100	936	

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	0		A-1	0.00	0.00	73.75	AC		1.00	1.00	1.00	5,800.00	5,800.00	427,750							