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

2027

23-4S-17-08715-012

BUILDING CHARACTERISTICS

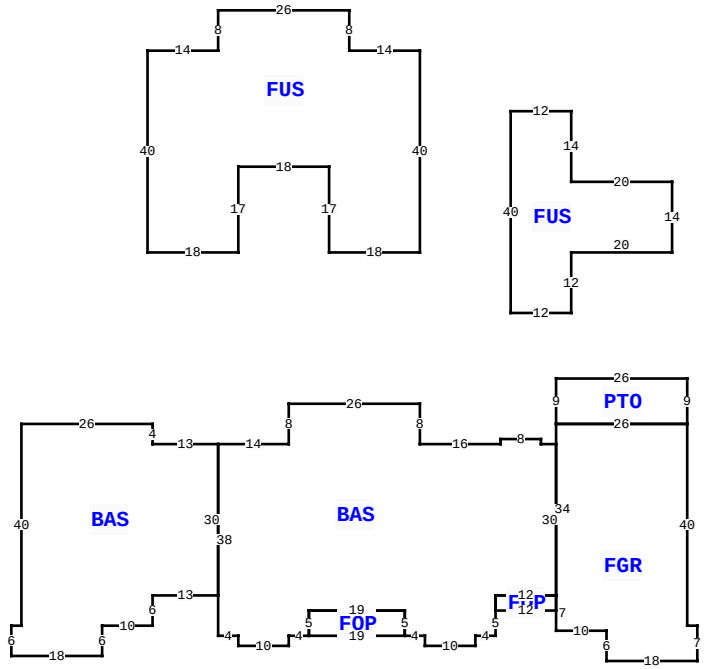
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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

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



749 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 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	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			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	

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	1,261,347
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,261,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,261,347

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$.

LAND DESCRIPTION

TOTAL OB/XF 48,414

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

REVIEW DATE 05/31/2017 BY BC Total Acres: 73.75 Total Land Value: 427,750 Market: 0 Agricultural: 0 Common: 427,750 PRINTED 11/17/2026 BY SYS