W1/2 OF SE1/4.

TR 754-1970, 755-572, DC 1316-19

BULLOCK FAMILY TRUST AGREEMENT
1675 SE PEACOCK TER
LAKE CITY, FL 32025

2027

26-4S-17-08750-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

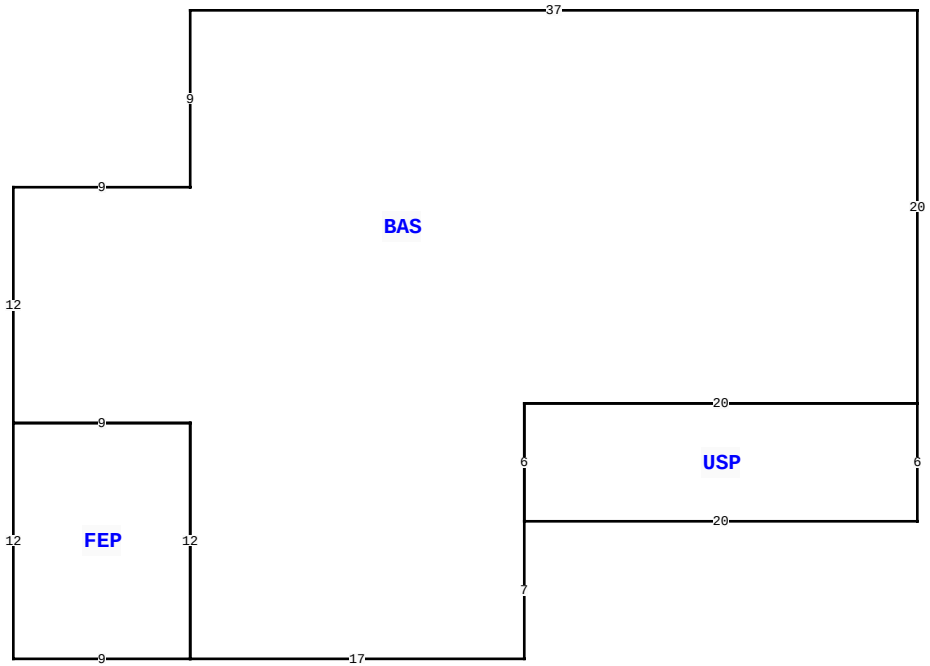
NEIGHBORHOOD/LOC 26417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,069	100		1,069	69,854
FEP	108	80		86	5,620
USP	120	35		42	2,744
TOTALS	1,297			1,197	78,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	91.3932	100.53	120,334	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1069 HX Base Yr



1675 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0070	CARPORT UF	0	0	12	11	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,217
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	106,561
SOH/AGL Deduction	0
ASSESSED VALUE	106,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,561
TOTAL JUST VALUE	518,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10253	REMODEL	130	09/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/1970	12/30/1991	TR	Q	I	01	109

GRANTOR: LAURA MAE BULLOCK

GRANTEE: BULLOCK FAMILY TRUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S9 W9 S12 FEP= S12E9 N12 W9$ E9 S12 E17 N7 USP= E20 N6 W20 S6$ N6 E20 N20$.

LAND DESCRIPTION

TOTAL OB/XF 650

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	74.00	AC		1.00	1.00	1.00	281.00	281.00	20,794							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500							

REVIEW DATE 06/20/2017 BY BC Total Acres: 80.00 Total Land Value: 27,694 Market: 434,500 Agricultural: 22,194 Common: 5,500 PRINTED 11/17/2026 BY SYS