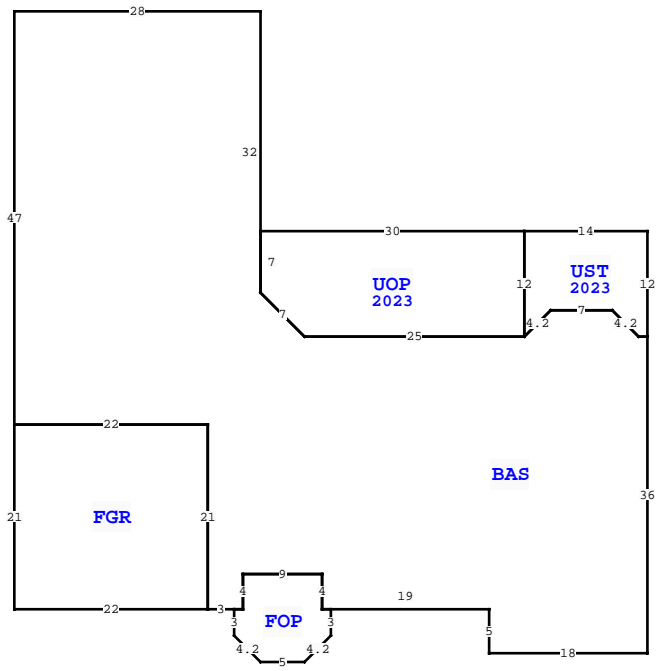


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0101 SFRES/SFRES
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,317	121.6000	136.19	451,742	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2021 Heated Area: 2903 HX Base Yr 2021														



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100		2,903	320,242
FGR	462	55		254	28,020
FOP	93	30		28	3,089
UOP	348	20	2023	70	7,722
UST	138	45	2023	62	6,840
TOTALS	3,944			3,317	365,911

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		511,120	
TOTAL MARKET OB/XF VALUE		13,437	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		571,357	
SOH/AGL Deduction		172,988	
ASSESSED VALUE		398,369	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		346,958	
TOTAL JUST VALUE		571,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053764	Roof Replacement	7,000	08/04/2025
000052944	Roof Replacement	28,600	04/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0983	10/20/2020	WD Q	Q	I	01	389,000
GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: DEREK K & TONYA G P						
1411/2009	3/15/2020	WD U	U	I	30	100
GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: JOSE R & LOUISA S C						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0130	CLFENCE	5	0	100	150.00	UT	9.50	9.50	100	2017	2017	3	100	1,425	
3	0297	SHED CONCR	0	100	24	864.00	UT	10.00	10.00	100	2020	2020	3	100	8,640	
4	0261	PRCH, UOP	0	100	14	1.00	UT	1,372.00	1,372.00	100	2023	2022		100	1,372	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/10/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W28 S47 E22 S21 E3 E1 N4 E9 S4 E19 S5 E18 N36													
W1 U3L3 W7 D3L3 W25 U5L5 N32 \$													
FGR=[ORIG=-28,47] S21 E22 N21 W22 \$													
POP=[ORIG=-3,68] S3 D3R3 E5 U3R3 N3 W1 N4 W9 S4 W1 \$													
UOP=[YR=2023;ORIG=30,25] W30 S7 D5R5 E25 N12 \$													
UST=[YR=2023;ORIG=44,25] W14 S12 U3R3 E7 D3R3 E1 N12 \$													

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	DPHT 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	4.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,670							
2	0100	C	SFR	0		A-1	0.00	0.00	0.57	AC		1.00	1.00	1.00	9,000.00	9,000.00	5,130							

LOT 16 SUWANNEE RIVER DOWNS.
750-416-417, 814-491, QC 1097-26

PEACOCK DEREK K/PEACOCK TONYA G
623 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

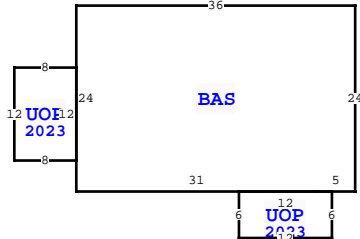
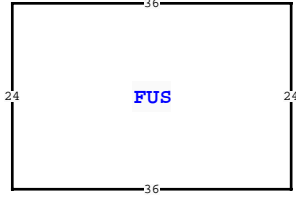
2026

33-3S-16-02433-216


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,761	109.0740	122.16	215,124	1999	1999	0	0	32.50	67.50

2 SINGLE FAM 0% - 2021 Heated Area: 1728 HX Base Yr 2021



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	71,244
FUS	864	100		864	71,244
UOP	72	20	2023	14	1,154
UOP	96	20	2023	19	1,567
TOTALS	1,896			1,761	145,209

623 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: DEREK K & TONYA G P						
1411/2009	3/15/2020	WD U	U	I	30	100
GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: JOSE R & LOUISA S C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W36 S24 E31 E5 N24 \$
FUS=[ORIG=0,-30] N24 W36 S24 E36 \$
UOP=[YR=2023;ORIG=-44,8] E8 S12 W8 N12 \$
UOP=[YR=2023;ORIG=-15,24] E12 S6 W12 N6 \$
PTR=[ORIG=0,0] N30 S30 \$