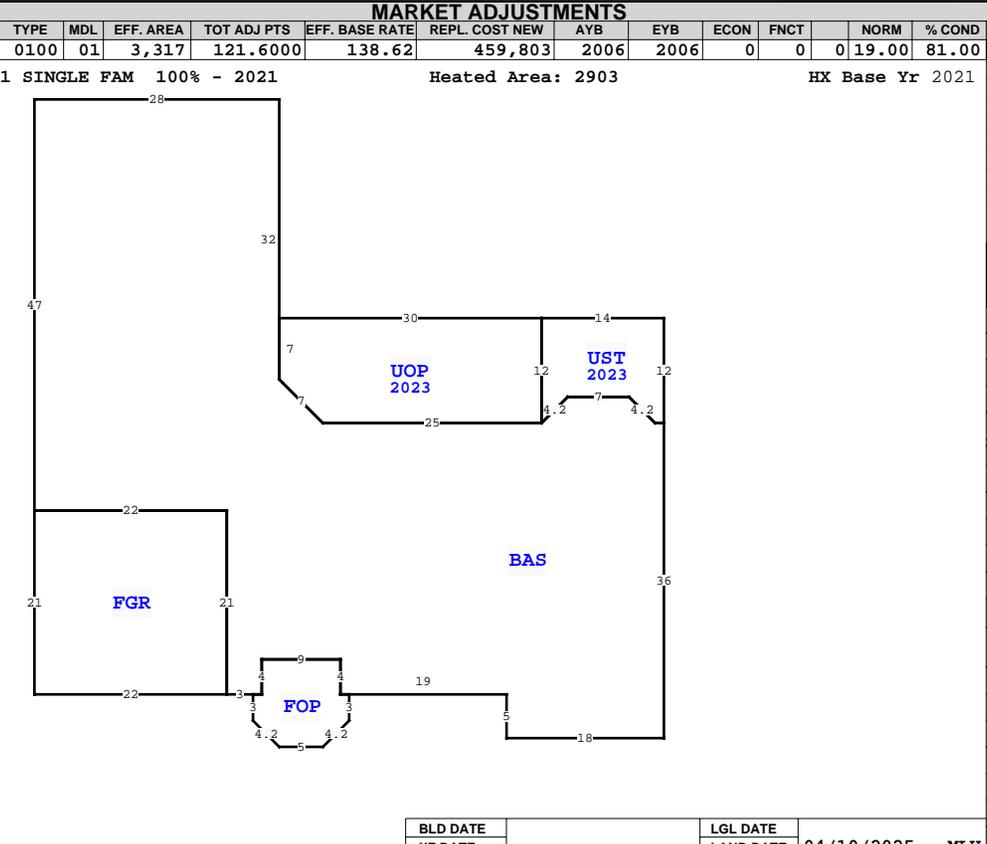


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	80		
Interior Floor	12	HARDWOOD	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		4	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		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		
NEIGHBORHOOD/LOC	33316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100		2,903	325,955
FGR	462	55		254	28,519
FOP	93	30		28	3,144
UOP	348	20	2023	70	7,859
UST	138	45	2023	62	6,961
TOTALS	3,944			3,317	372,440



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		520,240	
TOTAL MARKET OB/XF VALUE		13,437	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		580,477	
SOH/AGL Deduction		179,517	
ASSESSED VALUE		400,960	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		349,549	
TOTAL JUST VALUE		580,477	
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 I 30 100  
GRANTOR: JOSE R & LOUISA S COL  
GRANTEE: JOSE R & LOUISA S C

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	0	0	150.00	9.50	100	2017	2017	3	100	1,425	
3	0297	SHED CONCR	0	100	24	36	UT	864.00	10.00	100	2020	2020	3	100	8,640	
4	0261	PRCH, UOP	0	100	14	14	UT	1,372.00	1,372.00	100	2023	2022		100	1,372	

LAND DESCRIPTION		TOTAL OB/XF 13,437																						
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	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

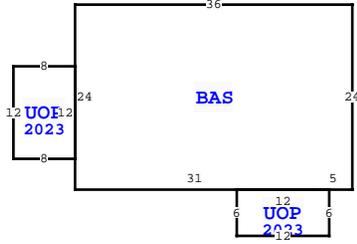
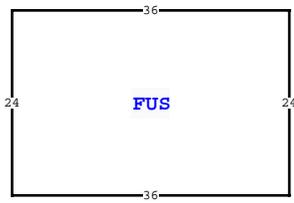
**2026**

33-3S-16-02433-216  
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	05	CONV 100
Units		0 100
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	124.34	218,963	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	72,515
FUS	864	100		864	72,515
UOP	72	20	2023	14	1,175
UOP	96	20	2023	19	1,594
<b>TOTALS</b>	<b>1,896</b>			<b>1,761</b>	<b>147,800</b>

623 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/10/2025	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	DPH 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:	
BUILDING MARKET VALUE		520,240	
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TOTAL JUST VALUE		580,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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 \$