LOT 3 BLOCK 3 ANDREWS PARK S/D.
383-210, DC 913-2498, 913-2499,

PEACOCK LEONARD
358 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

34-3S-17-07044-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

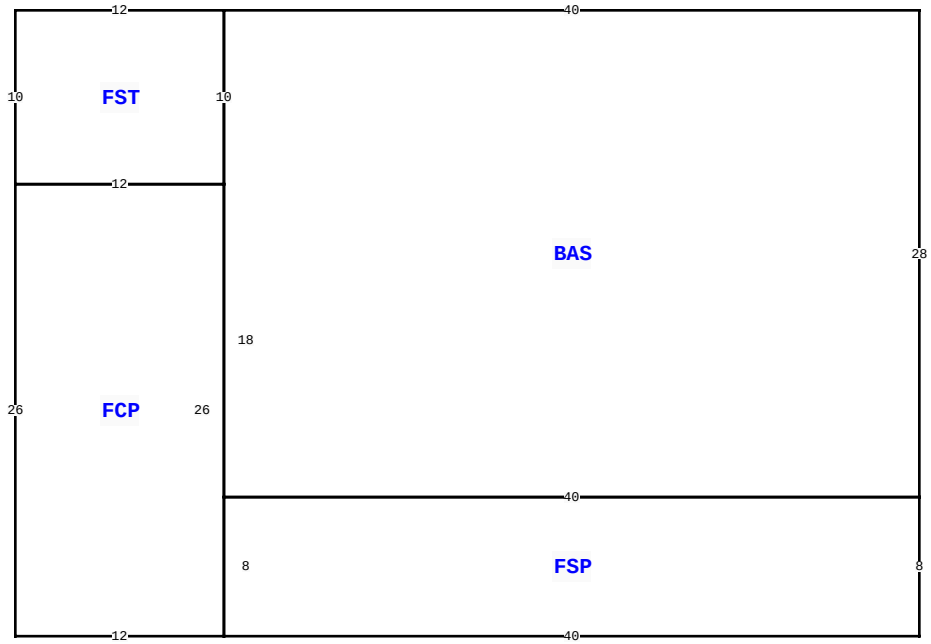
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	71,039
FCP	312	25		78	4,947
FSP	320	40		128	8,119
FST	120	55		66	4,186
TOTALS	1,872			1,392	88,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	85.6000	97.58	135,831	1960	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1120 HX Base Yr



358 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,290
TOTAL MARKET OB/XF VALUE	10,580
TOTAL LAND VALUE - MARKET	13,225
TOTAL MARKET VALUE	112,095
SOH/AGL Deduction	0
ASSESSED VALUE	112,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,095
TOTAL JUST VALUE	112,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/1657	4/18/2023	WD	Q	I	01	120,000
GRANTOR: CLARY ZACHARY THOMAS						
GRANTEE: PEACOCK LEONARD						
1232/2552	3/13/2012	WD	U	I	11	100
GRANTOR: CANDACE M CLARY						
GRANTEE: ZACHARY THOMAS CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S10 E12 N10$ S10 FCP= W12 S26 E12 N26$ S18
FSP= S8 E40 N8 W40$E40 N28$.

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	0031	BARN,MT AE	0	0	20	42	840.00	UT	12.00	12.00	100	0	0	3	100	10,080	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,580

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			0.00	0.00	1.15	AC		1.00	1.00	1.00	11,500.00	11,500.00	13,225							

REVIEW DATE 06/26/2023 BY ME Total Acres: 1.15 Total Land Value: 13,225 Market: 0 Agricultural: 0 Common: 13,225 PRINTED 05/08/2026 BY SYS