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

2025

33-3S-16-02433-216

BUILDING CHARACTERISTICS

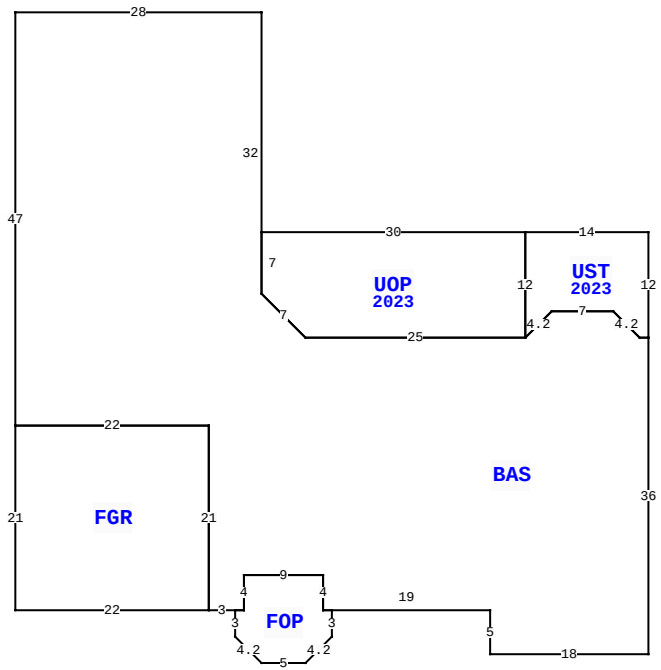
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	324,195
FGR	462	55		254	28,365
FOP	93	30		28	3,127
UOP	348	20	2023	70	7,817
UST	138	45	2023	62	6,924
TOTALS	3,944			3,317	370,428

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	18.00	82.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2903 HX Base Yr 2021



623 SW SUWANNEE DOWNS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		518,326
TOTAL MARKET OB/XF VALUE		13,437
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		578,563
SOH/AGL Deduction		184,026
ASSESSED VALUE		394,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,815
TOTAL JUST VALUE		578,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	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						

BUILDING NOTES

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 $
FOP=[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 $
.

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	0180	FPLC 1STRY	0	100	0	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	UT	9.50	9.50	100	2017	2017	3	100	1,425	
3	0297	SHED CONCR	0	100	24	36	864.00	UT	10.00	10.00	100	2020	2020	3	100	8,640	
4	0261	PRCH, UOP	0	100	14	14	1.00	UT	1,372.00	1,372.00	100	2023	2022		100	1,372	

LAND DESCRIPTION

TOTAL OB/XF 13,437

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	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							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 5.20 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS

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2025

33-3S-16-02433-216

BUILDING CHARACTERISTICS

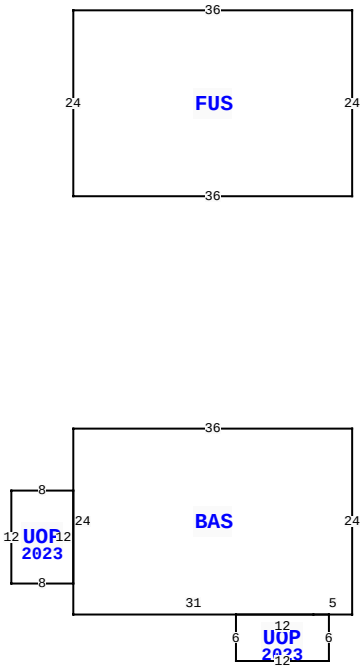
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	864	100		864	72,563
FUS	864	100		864	72,563
UOP	72	20	2023	14	1,176
UOP	96	20	2023	19	1,596
TOTALS	1,896			1,761	147,898

MARKET ADJUSTMENTS

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	0	31.25	68.75

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



623 SW SUWANNEE DOWNS DR, LAKE CITY

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GRANTOR: JOSE R & LOUISA S COL						
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1411/2009	3/15/2020	WD	U	I	30	100
GRANTOR: JOSE R & LOUISA S COL						
GRANTEE: JOSE R & LOUISA S C						

BUILDING NOTES

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

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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