

COLUMBIA COUNTY

Property Appraiser

Parcel 33-3S-16-02433-216

Owners

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

Parcel Summary

Location	623 SW SUWANNEE DOWNS DR
Use Code	0101: SFRES/SFRES
Tax District	2: COUNTY
Acreage	5.2000
Section	33
Township	3S
Range	16
Subdivision	SWNR RVR
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

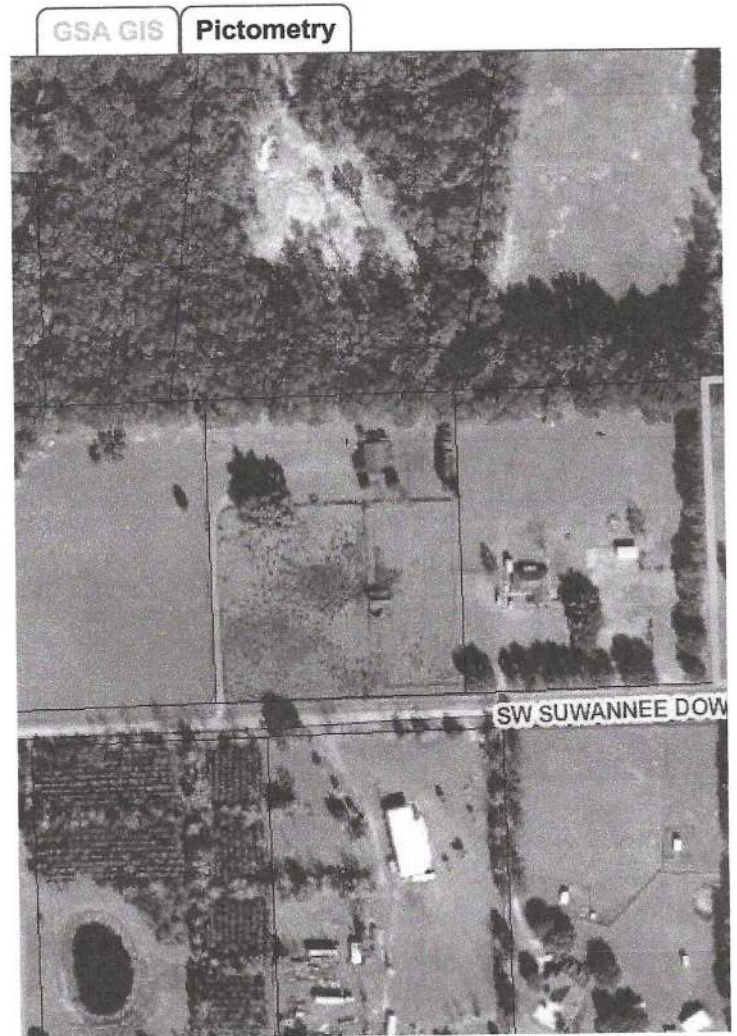
Legal Description

LOT 16 SUWANNEE RIVER DOWNS.

750-416-417, 814-491, QC 1097-2602,
WD 1411-2009, WD 1422-983,

Working Values

	2025
Total Building	\$477,498
Total Extra Features	\$13,437
Total Market Land	\$46,800
Total Ag Land	\$0



30° 11' 05" N 82° 43' 35" W

	2025
Total Market	\$537,735
Total Assessed	\$389,258
Total Exempt	\$50,722
Total Taxable	\$338,536
SOH Diff	\$148,477

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$470,728	\$436,311	\$377,706	\$322,819	\$321,741	\$213,683
Total Extra Features	\$13,437	\$13,437	\$12,065	\$12,065	\$6,441	\$6,441
Total Market Land	\$31,200	\$31,200	\$31,200	\$36,871	\$36,612	\$29,379
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$515,365	\$480,948	\$420,971	\$371,755	\$364,794	\$249,503
Total Assessed	\$376,517	\$356,789	\$335,201	\$318,314	\$342,527	\$237,254
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$326,517	\$306,789	\$285,201	\$268,314	\$292,527	\$187,254
SOH Diff	\$138,848	\$124,159	\$85,770	\$53,441	\$22,267	\$12,249

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1422/0983	2020-10-20	Q	01	WARRANTY DEED	Improved	\$389,000	Grantor: JOSE R & LOUISA S COLON Grantee: DEREK K & TONYA G PEACOCK (H/W)
WD 1411/2009	2020-03-15	U	30	WARRANTY DEED	Improved	\$100	Grantor: JOSE R & LOUISA S COLON & JOSE R SERRANO Grantee: JOSE R & LOUISA S COLON
QC 1261/0089	2013-09-04	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: JOSE R & LOUISA S COLON & DELIZ COLON (SINGL) Grantee: JOSE R & LOUISA S COLON & JOSE R SERRANO JTWR
QC 1101/1951	2006-11-13	Q	01	QUIT CLAIM DEED	Improved	\$100	Grantor: JOSE R & LOUISA S COLON Grantee: JOSE R &

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							LOUISA S COLON & DELIZ COLON JTWRS
<u>WD</u> 0814/0491	1995-11-20	<u>Q</u>		WARRANTY DEED	Vacant	\$26,600	Grantor: SUWANNEE RIVER DOWNS INC Grantee: JOSE R & LOUISA S COLON

Buildings

Building # 1, Section # 1, 205931, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2903	\$408,389	2006	2006	0.00%	18.00%	82.00%	\$334,879

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	17	MSNRY STUC
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	15	HARDTILE
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	4.00	
FR	Frame	03	MASONRY
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,903	100%	2,903
<u>FGR</u>	462	55%	254