LOT 2 DAVIS CROSSING S/D.
WD 1102-572, CT 1186-839, WD 118

ROSIER LEANDOUS W
PO BOX 2973
LAKE CITY, FL 32055

2026

00-00-00-10840-102

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

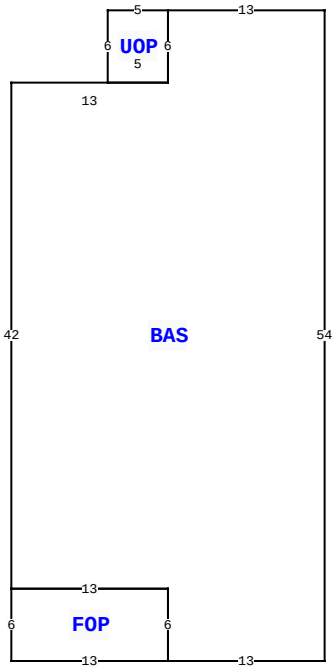
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 810317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	57,249
FOP	78	30		23	1,055
UOP	30	20		6	275
TOTALS	1,356			1,277	58,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,277	110.8000	101.94	130,177	2007	2007	10	0	0	45.00	45.00

1 MODULAR 1 0% - 2025 Heated Area: 1248 HX Base Yr



618 NE DAVIS AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,580
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	5,008
TOTAL MARKET VALUE	64,888
SOH/AGL Deduction	0
ASSESSED VALUE	64,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,888
TOTAL JUST VALUE	64,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03964	SFR	200	10/17/2006
00241			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1607	7/19/2024	WD	U	I	12	2,000
GRANTOR: KNIGHT VALERIA						
GRANTEE: ROSIER LEANDOUS W						
1374/2217	12/18/2018	WD	Q	I	01	70,000
GRANTOR: LEANDOUS W ROSIER						
GRANTEE: VALERIA KNIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= W5 S6 E5 N6$ S6 W13 S42 FOP= S6 E13 N6 W13$ E13 S6 E13 N54$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	900	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0201	C	MOD HOME	0		*RSF-3	0.00	0.00	10,016.00	SF		1.00	1.00	1.00	0.50	0.50	5,008							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.23 Total Land Value: 5,008 Market: 0 Agricultural: 0 Common: 5,008 PRINTED 10/09/2025 BY SYS