LOT 3 DAVIS CROSSING S/D.

CWD 1102-602,CT 1186-840,

INMAN LAWRENCE X/INMAN TERESA L
610 NE DAVIS AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-10840-103**

## 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 |

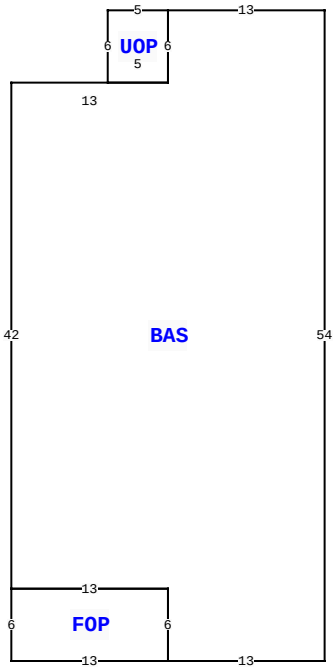
| | | | |
|---|---|---|---|
| DOR CODE | 0201 | MODULAR HOME | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ | |

| 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 1 100% - 2015 Heated Area: 1248 HX Base Yr 2015




610 NE DAVIS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 58,580 |
| TOTAL MARKET OB/XF VALUE | | 1,500 |
| TOTAL LAND VALUE - MARKET | | 5,075 |
| TOTAL MARKET VALUE | | 65,155 |
| SOH/AGL Deduction | | 3,197 |
| ASSESSED VALUE | | 61,958 |
| TOTAL EXEMPTION VALUE | HX HB DX | 41,958 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 65,155 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 69,060 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 03965 | SFR | 200 | 10/17/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1268/2778 | 1/30/2014 | WD | Q | I | 01 | 66,500 |
| GRANTOR: LEANDOUS ROSIER | | | | | | |
| GRANTEE: LAWRENCE & TERESA L | | | | | | |
| 1189/1279 | 2/19/2010 | WD | U | I | 12 | 20,000 |
| GRANTOR: SUNTRUST MORTGAGE INC | | | | | | |
| GRANTEE: LEANDOUS ROSIER | | | | | | |

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 900 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 100 | | *RSF-3 | 0.00 | 0.00 | 10,150.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 5,075 | | | | | | | |

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.23 Total Land Value: 5,075 Market: 0 Agricultural: 0 Common: 5,075 PRINTED 10/09/2025 BY SYS