NW DIV: BEG NW COR OF BLOCK 50,
96.33 FT, N 114.74 FT, W 102.95
POB.

DAVIS SHARLENE P
PO BOX 1961
LAKE CITY, FL 32056

2026

00-00-00-11373-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

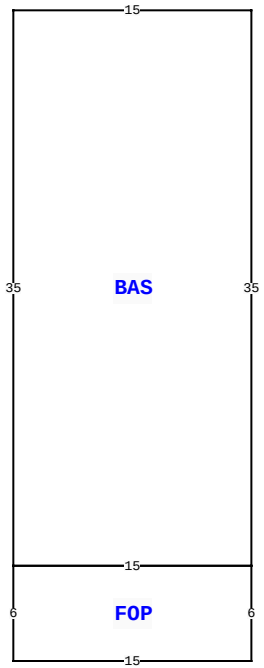
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	21,240
FOP	90	30		27	1,092
TOTALS	615			552	22,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	552	65.6829	73.56	40,605	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 525 HX Base Yr



771 NW FLORIDA 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	22,333
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	4,247
TOTAL MARKET VALUE	28,080
SOH/AGL Deduction	0
ASSESSED VALUE	28,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,080
TOTAL JUST VALUE	28,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/1359	9/28/2021	PR	U	I	19	100

GRANTOR: MCGLOCKTON RONNAL PR

GRANTEE: DAVIS SHARLENE P

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S35 FOP= S6 E15 N6 W15$ E15 N35$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

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	0100	C	SFR	0			0.00	0.00	11,326.00	SF		1.00	1.00	0.75	0.50	0.38	4,247							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.26 Total Land Value: 4,247 Market: 0 Agricultural: 0 Common: 4,247 PRINTED 11/19/2025 BY SYS