N DIV: S1/2 OF NE1/4 BLOCK 96.
646-785-791, 657-282, 663-571, 7

BOATWRIGHT ADRIAN ANNIETTA/JOHNSON TANYA BRIGHT
508 NW DAVIS AVE
LAKE CITY, FL 32055

2026

00-00-00-12074-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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

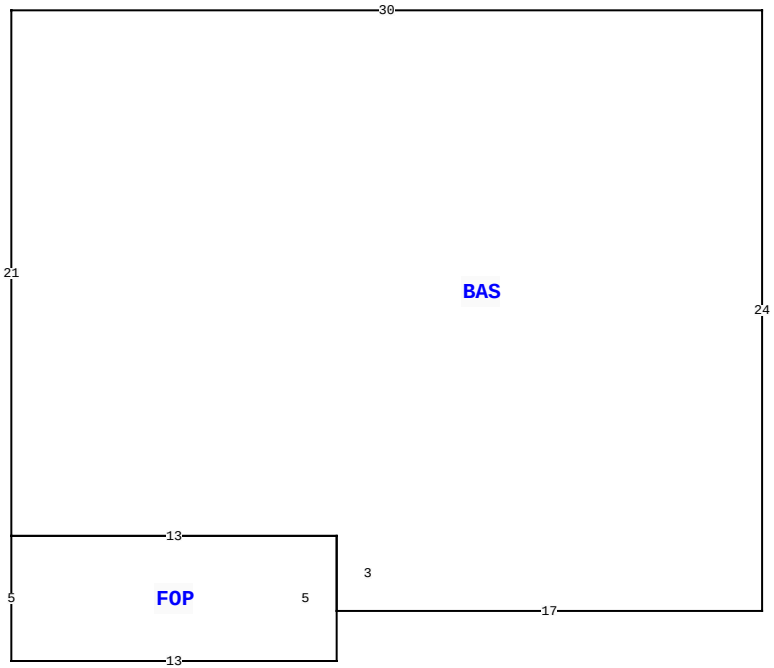
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	681	100		681	64,041
FOP	65	30		20	1,881
TOTALS	746			701	65,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	701	121.6880	136.29	95,539	2004	2004	10	0	0	21.00	69.00

2 SINGLE FAM 100% - 2005 Heated Area: 681 HX Base Yr 2005



508 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		65,922
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		3,978
TOTAL MARKET VALUE		70,100
SOH/AGL Deduction		17,109
ASSESSED VALUE		52,991
TOTAL EXEMPTION VALUE	HX HB DX	32,991
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		70,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046593	Remodel	5,500	02/27/2023
000046562	Roof Replacement	8,000	02/21/2023
1496	ADDN SFR	50	11/24/2009
2862	SFR	67	01/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1767	11/12/2019	QC	U	I	11	100
GRANTOR: ADRIAN ANNIETTA BOATR						
GRANTEE: ADRIAN A BOATRIGHT						
0818/1777	3/07/1996	WD	Q	I	02	0
GRANTOR: ROBERT BOATWRIGHT						
GRANTEE: ADRIAN ANNIETTA BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S21 FOP= S5 E13 N5 W13$ E13 S3 E17 N24$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0000	C	VAC RES	100		*RO	52.00	102.00	5,304.00	SF		1.00	1.00	1.00	0.75	0.75	3,978							

REVIEW DATE 03/28/2023 BY TW Total Acres: 0.12 Total Land Value: 3,978 Market: 0 Agricultural: 0 Common: 3,978 PRINTED 11/06/2025 BY SYS