W DIV: LOT 6 BLOCK 23 MOODIE'S ADDITION AKA MOODY'S ADDITION.

LUCAS JUSTIN IRA
359 SW DAVIDSON WAY
LAKE CITY, FL 32025

2026

00-00-00-12477-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 06

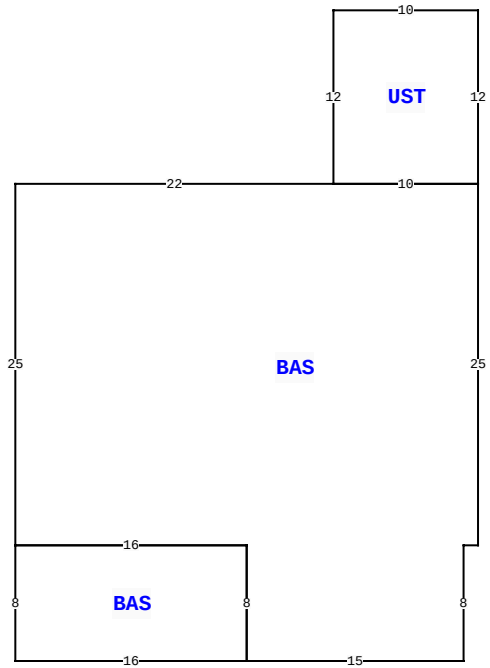
NEIGHBORHOOD/LOC 32317.160 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	9,220
BAS	920	100		920	66,264
UST	120	45		54	3,890
TOTALS	1,168			1,102	79,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	98.9400	110.81	122,113	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1048 HX Base Yr 2019



359 SW DAVISON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		79,373
TOTAL MARKET OB/XF VALUE		1,858
TOTAL LAND VALUE - MARKET		5,236
TOTAL MARKET VALUE		86,467
SOH/AGL Deduction		29,035
ASSESSED VALUE		57,432
TOTAL EXEMPTION VALUE	HX HB	32,432
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		86,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2454	ADDN SFR	51	09/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0142	9/19/2018	WD	Q	I	01	50,000
GRANTOR: MICHAEL T & SANDRA MA						
GRANTEE: JUSTIN IRA LUCAS						
1329/1339	1/18/2017	WD	U	I	37	20,000
GRANTOR: SUSAN NORRIS KRUSEKOP						
GRANTEE: MICHAEL T & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S25 BAS= S8 E16 N8 W16$ E16 S8 E15 N8 E1 N25 UST= N12 W10 S12 E10$ W10$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	17	20	340.00	UT	3.00	3.00	100	2002	2002	3	100	1,020	
3	0258	PATIO	0	100	12	12	144.00	UT	2.00	2.00	100	2002	2002	3	100	288	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,858

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	100		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

REVIEW DATE 10/31/2016 BY DF Total Acres: 0.13 Total Land Value: 5,236 Market: 0 Agricultural: 0 Common: 5,236 PRINTED 10/03/2025 BY SYS