W DIV: LOT 7 BLOCK 23 MOODIE'S A
MOODY'S ADDITION.

BRYANT MARK B
349 SW DAVISON WAY
LAKE CITY, FL 32025

**2026**

**00-00-00-12478-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

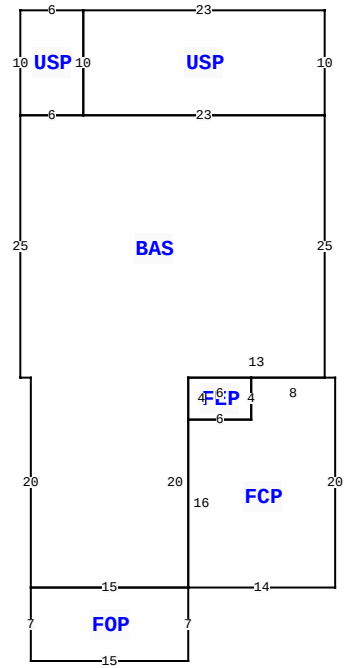
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 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 | 1,025 | 100 | | 1,025 | 65,459 |
| FCP | 256 | 25 | | 64 | 4,087 |
| FEP | 24 | 80 | | 19 | 1,214 |
| FOP | 105 | 30 | | 32 | 2,044 |
| USP | 60 | 35 | | 21 | 1,341 |
| USP | 230 | 35 | | 80 | 5,109 |
| TOTALS | 1,700 | | | 1,241 | 79,253 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,241 | 87.7200 | 98.25 | 121,928 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1025 HX Base Yr 2003




349 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 | | 79,253 |
| TOTAL MARKET OB/XF VALUE | | 2,100 |
| TOTAL LAND VALUE - MARKET | | 5,236 |
| TOTAL MARKET VALUE | | 86,589 |
| SOH/AGL Deduction | | 39,216 |
| ASSESSED VALUE | | 47,373 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 22,373 |
| TOTAL JUST VALUE | | 86,589 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 86,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1523/2023 | 9/13/2024 | LE | U | I | 14 | 100 |
| GRANTOR: BRYANT MARK B | | | | | | |
| GRANTEE: BRYANT MARK B (ENH | | | | | | |
| 0631/0690 | 9/01/1987 | WD | Q | I | | 28,500 |
| GRANTOR: KRAUSE RAYMOND & | | | | | | |
| GRANTEE: BRYANT MABEL N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP= N10 W23 S10 E23$ BAS= W23 USP= N10W6 S10 E6$ W6 S25 E1 S20 FOP= S7 E15 N7 W15$ E15 FCP= E14N20 W8FEP= W6 S4 E6 N4$ S4 W6 S16$ N20 E13 N25$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 11/18/2025 BY SYS