E DIV: LOT 5 VILLA HEIGHTS S/D.
OF BLOCKS 297 & 298).

DAVIS JAY
P O BOX 1508
LAKE CITY, FL 32056-1508

2026

00-00-00-13387-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

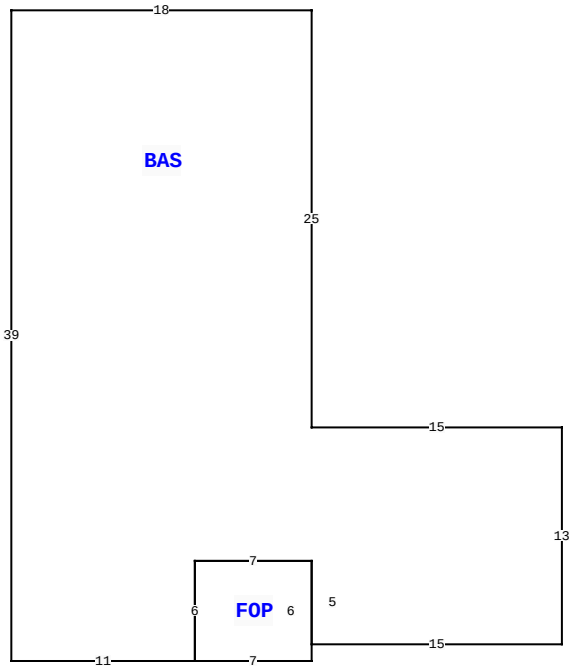
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.210	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	855	100		855	58,310
FOP	42	30		13	887
TOTALS	897			868	59,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	868	93.6828	104.92	91,071	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 855 HX Base Yr



739 SE MONROE ST, 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	59,196
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	5,871
TOTAL MARKET VALUE	65,667
SOH/AGL Deduction	0
ASSESSED VALUE	65,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,667
TOTAL JUST VALUE	65,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,667

BLDG:1:1: AE ON JOINING PARCEL 13388

XFOB:1:1: AE/JOINING PARCEL 13388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/956	2/08/2023	WD	U	I	11	0
GRANTOR: FARRES DIANA MARY						
GRANTEE: DAVIS JAY						
1483/750	1/23/2023	WD	U	I	37	95,000
GRANTOR: DAVIS JAY						
GRANTEE: FARRES DIANA MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N25 W18 S39 E11 FOP= E7 N6 W7 S6$ N6 E7 S5 E15 N13$.

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	0	1	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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		*RSF	-360.00	103.00	6,180.00	SF		1.00	1.00	1.00	0.95	0.95	5,871							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.14 Total Land Value: 5,871 Market: 0 Agricultural: 0 Common: 5,871 PRINTED 11/18/2025 BY SYS