S DIV: LOT 6 OLIVIA ADDITION.

LE 779-1125, 917-1618, LE 941-23

DAVIS CECILIA
P O BOX 394
LAKE CITY, FL 32056

2026

00-00-00-13468-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

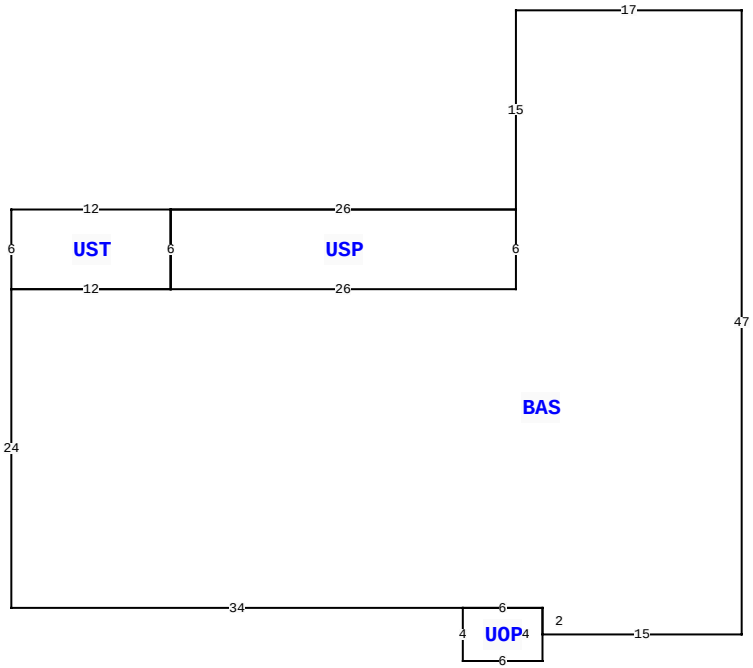
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100		1,863	81,593
UOP	24	20		5	219
USP	156	35		55	2,409
UST	72	45		32	1,401
TOTALS	2,115			1,955	85,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,955	71.0971	79.63	155,677	1958	1958	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1863 HX Base Yr



418 SE CASTILLO TER, 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	85,622
TOTAL MARKET OB/XF VALUE	3,018
TOTAL LAND VALUE - MARKET	6,830
TOTAL MARKET VALUE	95,470
SOH/AGL Deduction	379
ASSESSED VALUE	95,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,091
TOTAL JUST VALUE	95,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,266

XFOB:2:1: POOL NEEDS LOTS OF REPAIRS.

SALE:1:1: LOT 6 OLIVIA ADDITION $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
		10,196	08/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1760	12/21/2018	WD	Q	I	01	52,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: CECILIA DAVIS						
1366/0559	8/03/2018	WD	Q	I	01	40,000
GRANTOR: KAREN Y KAM, HUNG L &						
GRANTEE: BLOW RYDERWOOD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S15 USP= S6 W26 N6 E26$ W26 UST= W12 S6 E12 N6$ S6 W12S24 E34 UOP= S4 E6 N4 W6$ E6 S2 E15 N47$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	17.50	17.50	30	1958	1958	3	30	2,688	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,018

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-3	0.00	0.00	7,190.00	SF		1.00	1.00	1.00	0.95	0.95	6,830							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.17 Total Land Value: 6,830 Market: 0 Agricultural: 0 Common: 6,830 PRINTED 11/18/2025 BY SYS