LOT 4 CYPRESS CREEK S/D.
ORB 816-1144, 907-145

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

2026

03-4S-16-02739-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

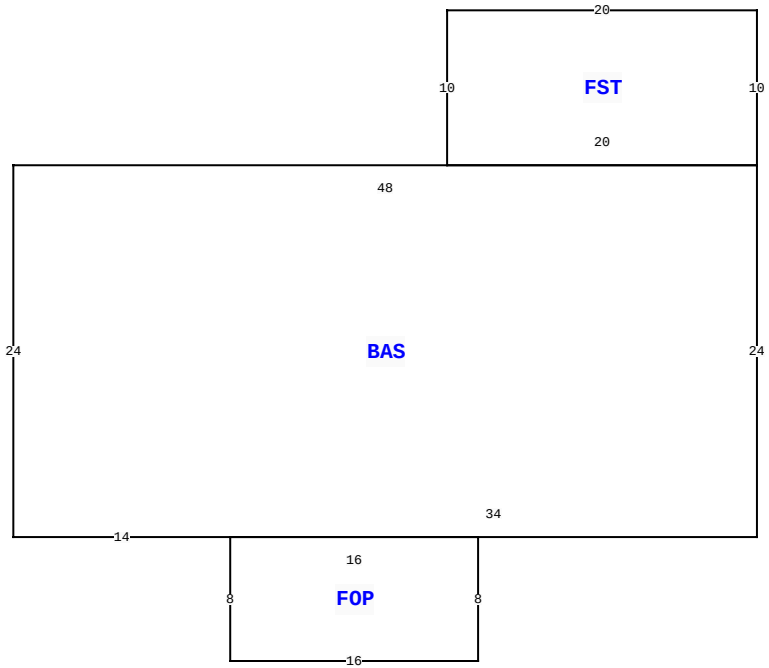
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,768
FOP	128	35		45	1,241
FST	200	55		110	3,033
TOTALS	1,480			1,307	36,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,307	114.9000	68.94	90,105	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



306 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,042
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	62,742
SOH/AGL Deduction	5,012
ASSESSED VALUE	57,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,730
TOTAL JUST VALUE	62,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,742

SALE:1:1: LOT 4
LAND:1:1: .51 AC
BLDG:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050929	Electrical Servic	0	10/02/2024
40564	REMODEL	0	09/21/2020
11221	M H	125	05/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0907/0145	7/21/2000	WD	Q	I	01	100
GRANTOR: BULLARD PROPERTIES						
GRANTEE: JAY S DAVIS SATISFY						
0816/1144	11/06/1995	CD	Q	V		13,900
GRANTOR: BULLARD PROPERTIES						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N10 W20 S10 E20$ BAS= W48 S24 E14 FOP= S8 E16 N8 W16$ E34 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS