LOT 30 SUZANNE S/D UNIT 1.

490-166, 680-175, 746-206, WD

DAVIS JOSHUA N/DAVIS AMY
207 SE GOLDIE WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

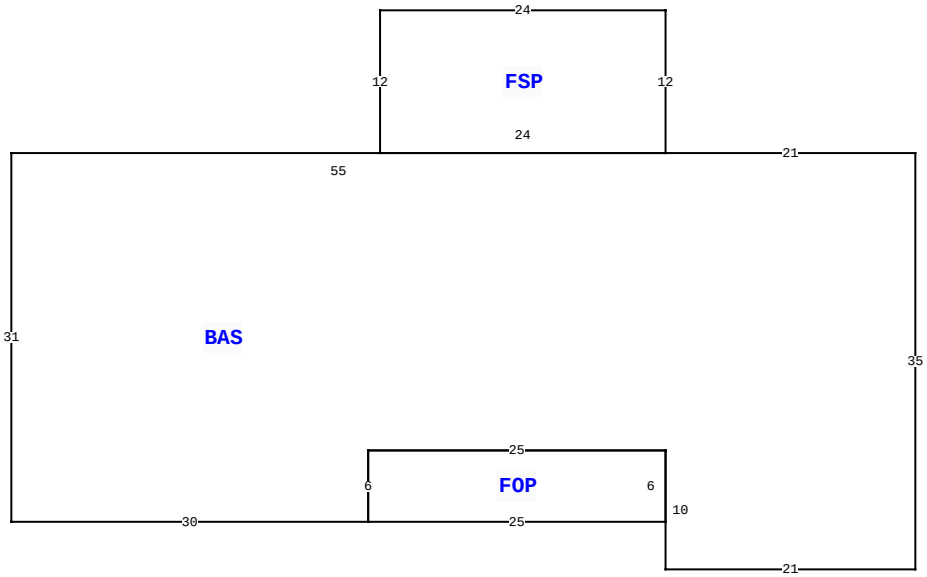
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100		2,290	189,040
FOP	150	30		45	3,715
FSP	288	40		115	9,493
TOTALS	2,728			2,450	202,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	113.3930	127.00	311,150	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2290 HX Base Yr 2018



207 SE GOLDIE WAY, 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		202,248
TOTAL MARKET OB/XF VALUE		5,028
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		225,776
SOH/AGL Deduction		94,811
ASSESSED VALUE		130,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,243
TOTAL JUST VALUE		225,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/2127	8/23/2017	WD	Q	I	01	175,500
GRANTOR: GREG A & SHARON D JOH						
GRANTEE: JOSHUA N & AMY DAVI						
0960/0355	8/08/2002	WD	Q	I		111,500
GRANTOR: SLABAUGH						
GRANTEE: GREG & SHARON JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N12 W24 S12 E24$ W55 S31 E30 FOP= E25 N6W25 S6$ N6 E25 S10 E21 N35$.

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	0210	GARAGE U	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,728	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	12	57	1.00	UT	0.00	0.00	100	0	0	3	100	1,300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,028

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/18/2025 BY SYS