COMM NE COR OF NW1/4, RUN S 490.
CONT S 458.09 FT, N 83 DEG W 123
NORRIS RD, N 30 DG E ALONG R/W 3

CAVANAUGH RICHARD
693 SW NORRIS AVE
LAKE CITY, FL 32024

2026

06-5S-16-03471-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05

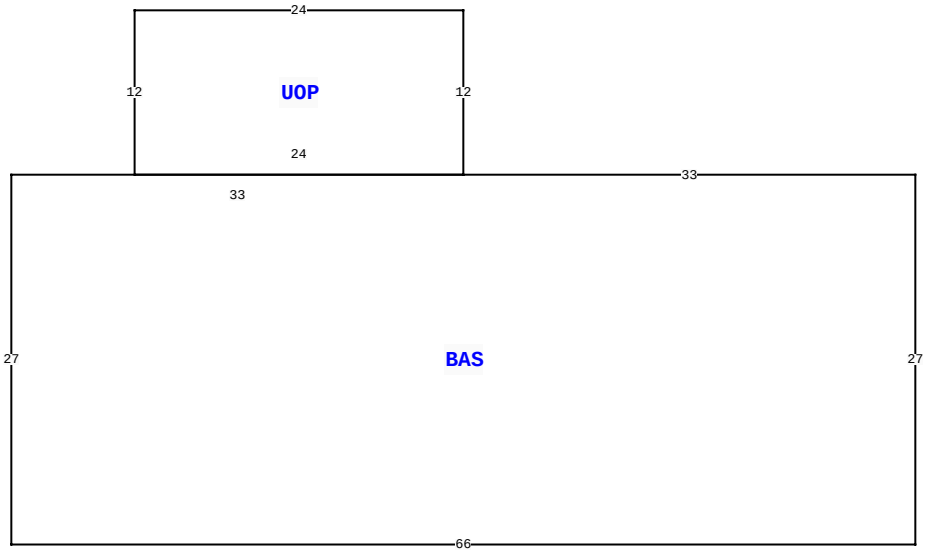
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	119,278
UOP	288	25		72	4,819
TOTALS	2,070			1,854	124,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,854	129.4700	121.70	225,632	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1782 HX Base Yr



693 SW NORRIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,098
TOTAL MARKET OB/XF VALUE	20,478
TOTAL LAND VALUE - MARKET	95,190
TOTAL MARKET VALUE	239,766
SOH/AGL Deduction	13,207
ASSESSED VALUE	226,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,559
TOTAL JUST VALUE	239,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,766

PRMT:5:1: PARTON
PRMT:4:1: GRIFFIN LOT 3
PRMT:3:1: GRIFFIN MH
SALE:1:1: INCLUDED 00417-100 TOTAL SALE $78,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13525	M H	125	01/14/1998
12239	M H	125	03/06/1997
11750	M H	125	10/14/1996
11461	M H	125	07/31/1996
8802	RECONNECT	125	08/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1148	9/01/2021	WD	Q	I	01	217,000
GRANTOR: GRIFFIN MICHAEL C						
GRANTEE: CAVANAUGH RICHARD						
1055/1055	7/29/2005	WD	Q	I		105,000
GRANTOR: VARNER & GLASSCOCK						
GRANTEE: MICHAEL C & JONI M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N12 W24 S12 E24$ W33 S27 E66 N27$.

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,500	
2	0327	STABLES-SM	0	0	40	38	1,520.00	UT	8.00	8.00	80	1996	1996	3	80	9,728	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	750	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 20,478

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 11/24/2021 BY CP Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/20/2025 BY SYS