

COMM SW COR OF NE1/4 OF SW1/4
OF NW1/4, N 60 FT TO W R/W OF
PINE FOREST RD, E 75 FT FOR

JONES DARRYL THOMAS
903 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03489-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 60	0100	01	1,693	112.7000	126.22	213,690	1985	1985	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	08	WD OR PLY 40	1 SINGLE FAM 100% - 2021													Heated Area: 1500 HX Base Yr 2021													
Roof Structur	08	IRREGULAR 100														Tax Group: 3 Tax Dist:													
Roof Cover	14	PREFIN MT 100														BUILDING MARKET VALUE 138,898													
Interior Wall	02	WALL BD/WD 50														TOTAL MARKET OB/XF VALUE 3,020													
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET 22,320													
Interior Floo	13	LAM/VNLPLK 70														TOTAL MARKET VALUE 164,238													
Interior Floo	14	CARPET 30														SOH/AGL Deduction 48,152													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 116,086													
Heating Type	03	FORCED AIR 100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bedrooms		3 100														BASE TAXABLE VALUE 65,364													
Bathrooms		2 100														TOTAL JUST VALUE 164,238													
Frame	01	NONE 100														NCON VALUE 0													
Stories	1.	1. 100														INCOME VALUE													
Architectual	05	CONV 100														PREVIOUS YEAR MKT VALUE 164,238													
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100														PERMIT NUM DESCRIPTION AMT ISSUED													
Quality	05	05																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM		MKT AREA														02													
NEIGHBORHOOD/LOC	8516.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA													
BAS	1,500	100		1,500	123,065											OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE													
FDU	288	60		173	14,193											1422/1803 10/22/2020 WD U I 16 112,500													
FOP	28	30		8	657											GRANTOR: HEATHER ARATA													
FOP	40	30		12	985											GRANTEE: DARRYL THOMAS JONES													
TOTALS	1,856			1,693	138,898	903 SW SEVILLE PL, LAKE CITY										1422/1801 10/22/2020 WD U I 16 112,500													
EXTRA FEATURES						BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU										GRANTOR: JESSICA ARATA & ETAL													
L N	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	GRANTEE: DARRYL THOMAS JONES													
1	0166	CONC, PAVMT	0 100	20 24	480.00	UT	1.50	1.50	100	1993	1993	3	100	720		BUILDING NOTES													
2	0040	BARN, POLE	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600		BUILDING DIMENSIONS													
3	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200		BAS= W14 FOP= W7 S4 E7 N4\$ S4 W7 N4 W35 S28 E26 FOP= E10N4 W10 S4\$ N4 E10 S4 E20 N28\$ PTR= N30 FDU= N24 W12 S24 E12\$ S30\$.													
4	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500															
LAND DESCRIPTION																TOTAL OB/XF 3,020													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.86	AC		1.00	1.00	1.00	12,000.00	12,000.00	22,320												
REVIEW DATE 08/22/2019 BY BC Total Acres: 1.86 Total Land Value: 22,320 Market: 0 Agricultural: 0 Common: 22,320 PRINTED 11/19/2025 BY SYS																													