

COMM NW COR OF NE1/4 OF SW1/4,
RUN S 521.78 FT, E 1754.86 FT
FOR POB, CONT E 210 FT, S 210

DAVIS MEDINA Y
261 SE DEER ST
LAKE CITY, FL 32025-9409

2026

12-4S-17-08332-072



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,440	100
UOP	96	20
UOP	272	20
USP	288	35
UST	112	45
TOTALS	2,208	1,664

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,664	85.9950	96.31	160,260	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 2003 Heated Area: 1440 HX Base Yr 2003											
UST UOP BAS UOP USP											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/29/2025 MLU											
261 SE DEER ST, LAKE CITY											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	16	1.00	UT	0.00	0.00	100	0
2	0070	CARPORT UF	0 100	16	16	1.00	UT	0.00	0.00	100	0
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	300	
0	3	100	200	
2012	3	100	100	
TOTAL OB/XF 600				

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC	1.00

TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1.00	1.00	1.00	11,000.00	11,000.00	11,110						

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3			Tax Dist:					
BUILDING MARKET VALUE				104,169				
TOTAL MARKET OB/XF VALUE				600				
TOTAL LAND VALUE - MARKET				11,110				
TOTAL MARKET VALUE				115,879				
SOH/AGL Deduction				51,232				
ASSESSED VALUE				64,647				
TOTAL EXEMPTION VALUE			HX HB		39,647			
BASE TAXABLE VALUE				25,000				
TOTAL JUST VALUE				115,879				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				115,879				
SALE:1:1: SETTLEMENT								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0950/2325		4/08/2002		WD	Q	I		62,000
GRANTOR:GENEVER BRACK								
GRANTEE: MEDINA Y DAVIS								
0832/1546		10/30/1996		QC	Q	I	01	0
GRANTOR:ROBERT F BRACK								
GRANTEE:GENEVER C BRACK								