COMM NW COR OF SE1/4 OF NW1/4, R
R/W SR-47, RUN SW ALONG R/W 450
SW ALONG R/W 126 FT, NW 200 FT,

DAVIS MELVIN/DAVIS VALERIE
3420 SW SR 247
LAKE CITY, FL 32024

**2026**

**15-4S-16-03007-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

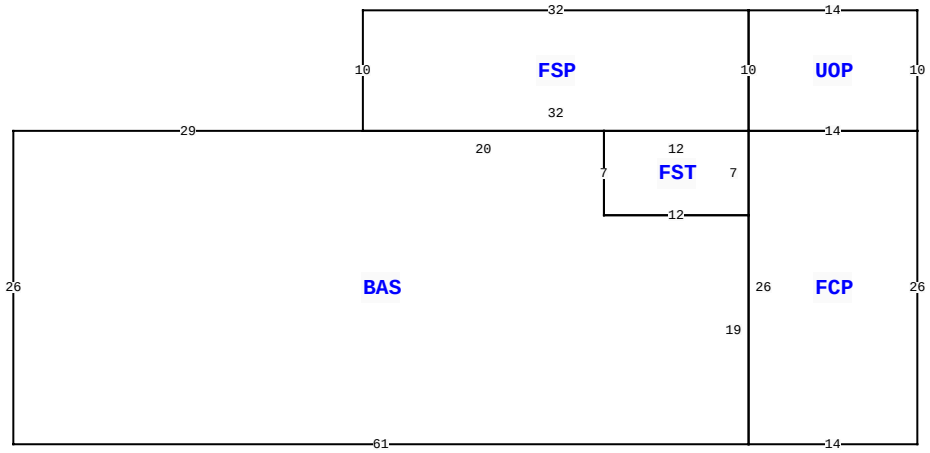
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,502 | 100 | | 1,502 | 124,303 |
| FCP | 364 | 25 | | 91 | 7,531 |
| FSP | 320 | 40 | | 128 | 10,593 |
| FST | 84 | 55 | | 46 | 3,807 |
| UOP | 140 | 20 | | 28 | 2,317 |
| TOTALS | 2,410 | | | 1,795 | 148,550 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,795 | 113.6800 | 127.32 | 228,539 | 1969 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 1502 HX Base Yr 2004




3420 SW STATE ROAD 247 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 148,550 |
| TOTAL MARKET OB/XF VALUE | | 2,112 |
| TOTAL LAND VALUE - MARKET | | 10,707 |
| TOTAL MARKET VALUE | | 161,369 |
| SOH/AGL Deduction | | 48,814 |
| ASSESSED VALUE | | 112,555 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 61,833 |
| TOTAL JUST VALUE | | 161,369 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 163,655 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043248 | Roof Replacement | 8,000 | 11/24/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0999/1386 | 4/14/2003 | WD | Q | I | 03 | 80,000 |

GRANTOR: ANN H SHEPHERD

GRANTEE: MELVIN & VALERIE DA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S26 E61 FCP= E14 N26 UOP= N10 W14 S10 E14$ W14 S26$ N19 FST= N7 FSP= N10 W32 S10 E32$ W12 S7 E12$ W12 N7 W20$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0296 | SHED METAL | 0 | 100 | 11 | 16 | 176.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 2,112 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,112

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | 00 | 0.00 | 0.00 | 0.58 | AC | | 1.00 | 1.00 | 1.42 | 13,000.00 | 18,460.00 | 10,707 | | | | | | | |

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.58 Total Land Value: 10,707 Market: 0 Agricultural: 0 Common: 10,707 PRINTED 11/05/2025 BY SYS