LOT 11 TRIO PARK S/D.
579-736, 583-669, 593-124, 661

DAVIS MICHAEL
307 SE ANASTASIA ST
LAKE CITY, FL 32025

2025

15-4S-17-08360-311

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

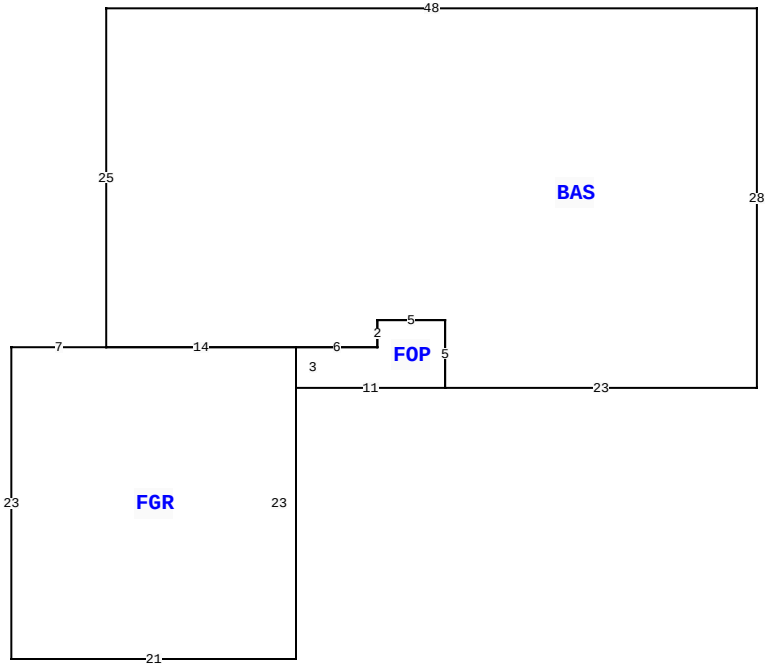
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,259	100		1,259	125,829
FGR	483	55		266	26,585
FOP	43	30		13	1,300
TOTALS	1,785			1,538	153,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	135.2010	151.43	232,899	1986	1990	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2019 Heated Area: 1259 HX Base Yr 2019



307 SE ANASTASIA ST, 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		153,713
TOTAL MARKET OB/XF VALUE		20,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,613
SOH/AGL Deduction		48,485
ASSESSED VALUE		144,128
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,406
TOTAL JUST VALUE		192,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044319	Storage Building	4,359	04/29/2022
000042826	Roof Replacement	11,483	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0089	4/02/2018	WD	Q	I	01	129,000
GRANTOR: MARK DUCHARME						
GRANTEE: MICHAEL DAVIS						
1053/1380	7/29/2005	WD	Q	I		128,400
GRANTOR: BELYEU						
GRANTEE: DUCHARME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S25 FGR= W7 S23 E21N23 W14$ E14 FOP= S3 E11 N5 W5 S2 W6$ E6 N2 E5 S5 E23 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0030	BARN,MT	0	100	24	30	1.00	UT	13,000.00	13,000.00	100	2023	2022		100	13,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
7	0030	BARN,MT	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 20,400

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

REVIEW DATE 06/03/2022 BY JB Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/14/2025 BY SYS