LOT 14 FIVE POINTS ACRES S/D.

WD 1544-641

DAVIS LILLIAM K/DAVIS MATTHEW ERIC
521 NE DIANA TER
LAKE CITY, FL 32055

2026

17-3S-17-04967-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

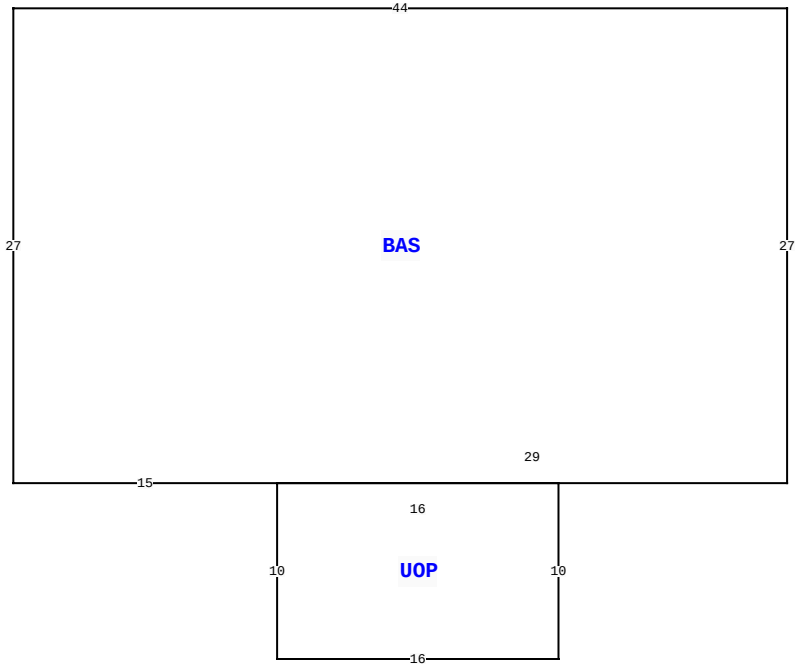
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	24,682
UOP	160	25		40	831
TOTALS	1,348			1,228	25,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,228	86.5640	51.94	63,782	2002	2002	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1188 HX Base Yr



521 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		25,513
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		8,192
TOTAL MARKET VALUE		42,205
SOH/AGL Deduction		6,331
ASSESSED VALUE		35,874
TOTAL EXEMPTION VALUE	HX HB WX SX	35,874
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19391	M H	125	04/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/641	7/02/2025	WD	U	I	11	100
GRANTOR: DAVIS LILLIAN K						
GRANTEE: DAVIS LILLIAM K						
0512/0029	4/01/1977	03	Q	I		3,000
GRANTOR:						
GRANTEE:						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E15 UOP= S10 E16 N10 W16$ E29 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,192							

REVIEW DATE 08/17/2015 BY DF Total Acres: 1.02 Total Land Value: 8,192 Market: 0 Agricultural: 0 Common: 8,192 PRINTED 11/19/2025 BY SYS