

COMM SW COR OF SW1/4 OF SW1/4,
RUN N 41.83 FT TO N R/W C-242
FOR POB, CONT N 610.60 FT, E

DAVIS CEDRIC LYNN JR
14150 CREEKBED CIRCLE
WINTER GARDEN, FL 34787

2026

20-4S-16-03077-009



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 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	01
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NEIGHBORHOOD/LOC	20416.00	1.00/
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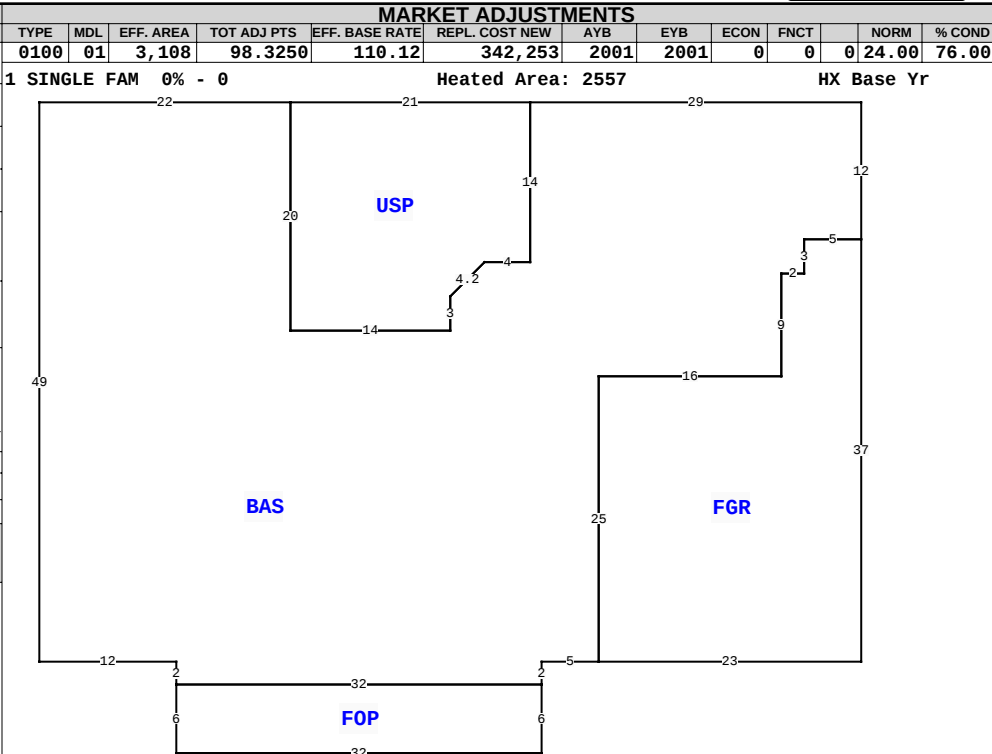
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100		2,557	213,999
FGR	653	55		359	30,045
FOP	192	30		58	4,854
USP	383	35		134	11,215

TOTALS	3,785			3,108	260,112
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	802.00	UT	1.13
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0166	CONC, PAVMT	0	0	0	0	3,670.00	UT	1.25
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	5.00

REVIEW DATE	04/15/2025	BY	KS
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5269 SW COUNTY ROAD 242 , LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	0	0	0	802.00	UT	1.13	1.13	100	2001	2001	3	100	902	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	0166	CONC, PAVMT	0	0	0	0	3,670.00	UT	1.25	1.25	80	2006	2006	3	80	3,670	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	

TOTAL OB/XF													8,772		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
A-1	0.00	0.00	5.00	AC		1.00	1.00	0.90	11,000.00	9,900.00					

Total Acres: 5.00	Total Land Value: 49,500	Market: 0	Agricultural: 0	Common: 49,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				260,112	
TOTAL MARKET OB/XF VALUE				8,772	
TOTAL LAND VALUE - MARKET				49,500	
TOTAL MARKET VALUE				318,384	
SOH/AGL Deduction				0	
ASSESSED VALUE				318,384	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				318,384	
TOTAL JUST VALUE				318,384	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				321,807	

SALE:1:1: 5 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17511	SFR	395	10/09/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1388/1924	7/12/2019	WD U	I	I	30	100	
GRANTOR: MANDA WILKINSON GAURD							
GRANTEE: CEDRIC L DAVIS JR							
1363/0103	6/22/2018	PB U	I	I	18	0	
GRANTOR: CLERK OF COURT (ESTAT							
GRANTEE: CEDRIC L DAVIS JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W29 USP= W21 S20 E14 N3 U3 R3 E4 N14\$ S14 W4 L3 D3 S3 W14 N20 W22 S49 E12 S2 FOP= S6 E32 N6 W32\$ E32 N2 E5 FGR= E23 N37 W5 S3 W2 S9 W16 S25\$ N25 E16 N9 E2 N3 E5 N12\$.									