COMM NE COR OF SW1/4 OF SW1/4, R
TO POB, CONT S 167.77 FT, W 259.
FT, E 259.80 FT TO POB.

DAVIS TERRY LYNN
497 SW COUNTY ROAD 242-A
LAKE CITY, FL 32025

2026

21-2S-16-01680-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

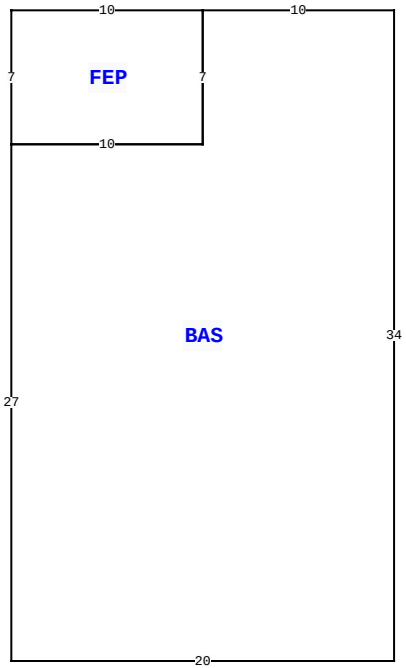
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	610	100		610	34,317
FEP	70	80		56	3,151
TOTALS	680			666	37,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	666	77.2740	86.55	57,642	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 610 HX Base Yr



199 NW DAVIS CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,467
TOTAL MARKET OB/XF VALUE	2,278
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	47,245
SOH/AGL Deduction	0
ASSESSED VALUE	47,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,245
TOTAL JUST VALUE	47,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1852	4/05/2016	LE	U	I	14	100

GRANTOR: DAVIS EDWARD (LIFE ES

GRANTEE: DAVID TERRY LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= W10 S7 E10 N7$ S7 W10 S27 E20 N34$.

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	0021	BARN,FR AE	0	0	0	0	2.00	UT	0.00	0.00	50	1993	1993	3	50	150	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
4	0297	SHED CONCR	0	0	12	16	192.00	UT	9.00	9.00	100	2018	2018	3	100	1,728	

LAND DESCRIPTION

TOTAL OB/XF 2,278

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 12/06/2022 BY KS Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/19/2025 BY SYS