(AKA LOT 27, LEON MCCALL'S
SURVEY UNR DESC AS):
COMM SW COR OF SEC, RUN E 395

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2026

22-3S-16-02265-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

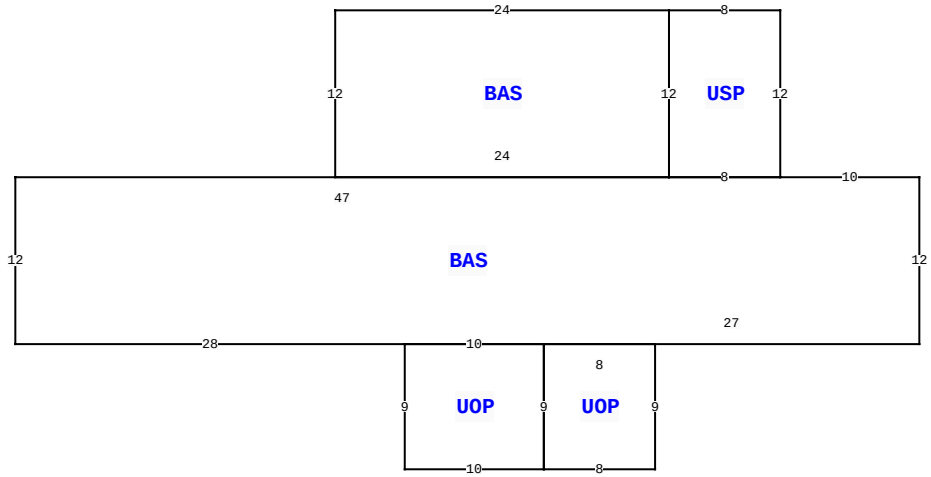
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	4,840
BAS	780	100		780	13,107
UOP	72	25		18	302
UOP	90	25		22	370
USP	96	35		34	571
TOTALS	1,326			1,142	19,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,142	70.0200	42.01	47,975	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1068 HX Base Yr



174 NW SAMOSET GLN, 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	19,190
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	12,062
TOTAL MARKET VALUE	38,652
SOH/AGL Deduction	4,104
ASSESSED VALUE	34,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,548
TOTAL JUST VALUE	38,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,652

BLDG:1:1: FUTUR MH (RP'D-JAY DAVIS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0863/0569	7/22/1998	WD	Q	I	02	16,000

GRANTOR: PERRAULT

GRANTEE: DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 USP= N12 W8 S12 E8$ W8 BAS= N12 W24 S12 E24 $ W47 S12 E28 UOP= S9 E10 N9 W10$ E10 UOP= S9 E8 N9 W8$ E27 N12$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	0.37	AC		1.00	1.00	1.63	20,000.00	32,600.00	12,062							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.37 Total Land Value: 12,062 Market: 0 Agricultural: 0 Common: 12,062 PRINTED 11/19/2025 BY SYS