COMM NE COR OF NW1/4 OF NE1/4, R
RUN S 24.82 FT FOR POB, CONT S 3
292.81 FT, N 322.48 FT, E 293.09

FLORIDA HOLDINGS TRUST/DAVIS DANIEL
PO BOX 88
LAKE CITY, FL 32056

2026

22-4S-17-08671-003

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	08	SHT VINYL 100
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

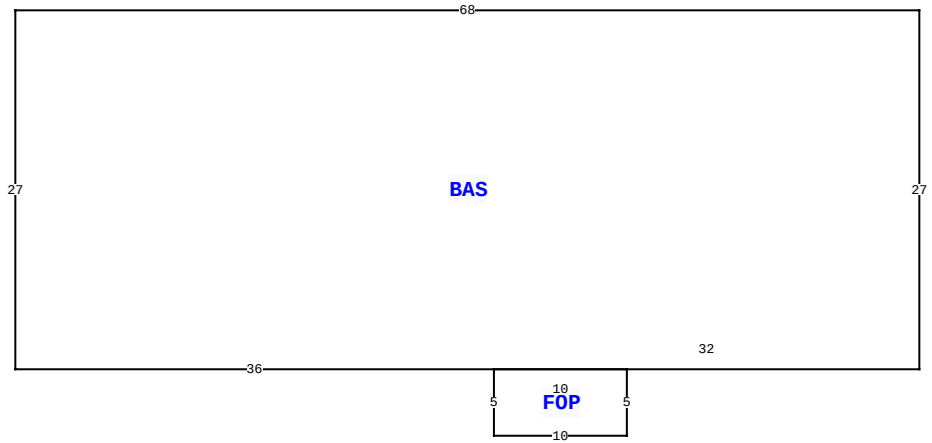
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	49,792
FOP	50	35		18	488
TOTALS	1,886			1,854	50,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,854	113.0000	67.80	125,701	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1836 HX Base Yr



181 SE FOX HALL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,003
TOTAL MARKET OB/XF VALUE	13,900
TOTAL LAND VALUE - MARKET	30,520
TOTAL MARKET VALUE	104,423
SOH/AGL Deduction	0
ASSESSED VALUE	104,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,423
TOTAL JUST VALUE	104,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/568	5/10/2021	QC	U	I	11	100
GRANTOR: HAIGHT TAMATHA TRUSTE						
GRANTEE: FLORIDA HOLDINGS TR						
1265/1359	11/19/2013	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LOUEL						
GRANTEE: CAITILYN HAIGHT TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E36 FOP= S5 E10N5 W10$ E32 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,900

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		A-1	0.00	0.00	2.18	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,520							

REVIEW DATE 05/24/2017 BY BC Total Acres: 2.18 Total Land Value: 30,520 Market: 0 Agricultural: 0 Common: 30,520 PRINTED 11/18/2025 BY SYS

COMM NE COR OF NW1/4 OF NE1/4, R
RUN S 24.82 FT FOR POB, CONT S 3
292.81 FT, N 322.48 FT, E 293.09

FLORIDA HOLDINGS TRUST/DAVIS DANIEL
PO BOX 88
LAKE CITY, FL 32056

2026

22-4S-17-08671-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

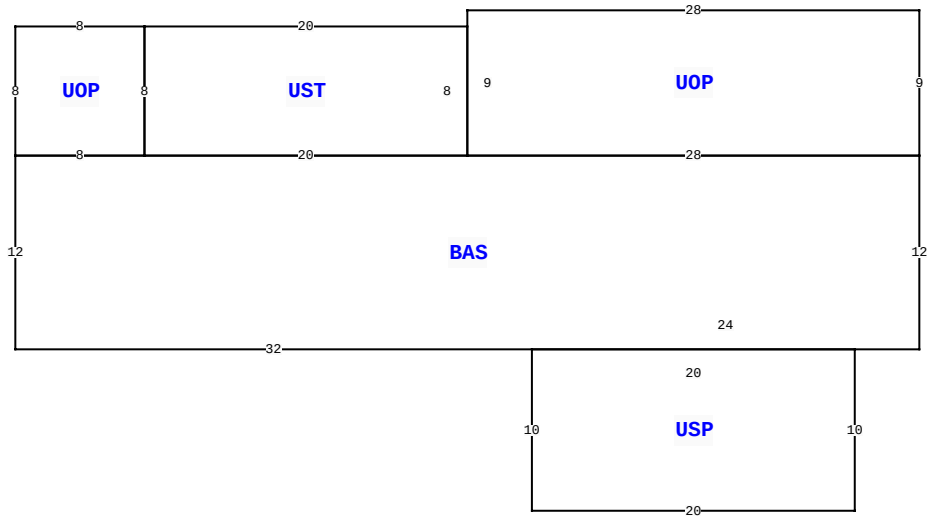
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	7,317
UOP	64	25		16	174
UOP	252	25		63	686
USP	200	35		70	762
UST	160	45		72	784
TOTALS	1,348			893	9,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	893	49.5000	27.22	24,307	1980	1980	0	0	0	60.00	40.00

2 MH/NOTITLE 0% - 2025 Heated Area: 672 HX Base Yr



181 SE FOX HALL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,003
TOTAL MARKET OB/XF VALUE	13,900
TOTAL LAND VALUE - MARKET	30,520
TOTAL MARKET VALUE	104,423
SOH/AGL Deduction	0
ASSESSED VALUE	104,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,423
TOTAL JUST VALUE	104,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/568	5/10/2021	QC	U	I	11	100
GRANTOR: HAIGHT TAMATHA TRUSTE						
GRANTEE: FLORIDA HOLDINGS TR						
1265/1359	11/19/2013	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LOUEL						
GRANTEE: CAITILYN HAIGHT TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 UOP= N9 W28 S9 E28$ W28 UST= N8 W20 S8 E20 $ W20
UOP= N8 W8 S8 E8$ W8 S12 E32 USP= S10 E20 N10 W20$ E24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/24/2017 BY BC Total Acres: 2.18 Total Land Value: 30,520 Market: 0 Agricultural: 0 Common: 30,520 PRINTED 11/18/2025 BY SYS