BEG NW COR OF SE1/4 OF NW1/4, RU
661.52 FT, W 616.35 FT, N 566.54
133.79 FT TO POB, EX 1 AC DESC I

DAVIS DEMI
9894 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

26-3S-15-00230-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

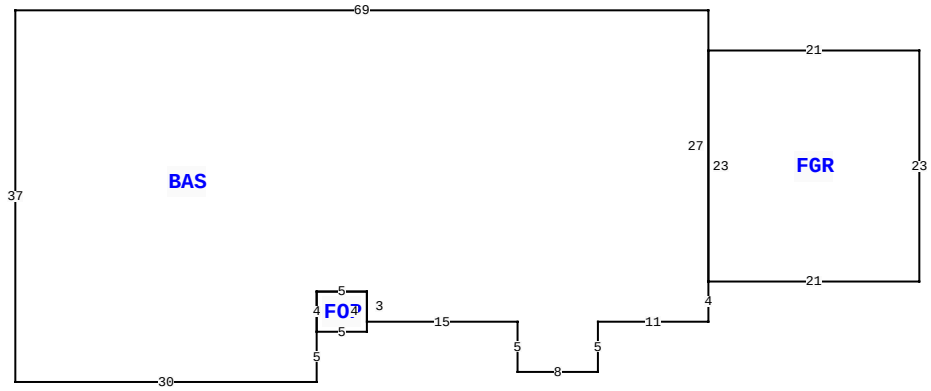
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	05	STEEL 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
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,344	100		2,344	165,128
FGR	483	55		266	18,739
FOP	20	30		6	423
TOTALS	2,847			2,616	184,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	96.7680	108.38	283,522	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2344 HX Base Yr 2024



9894 W US HIGHWAY 90 , 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		184,289
TOTAL MARKET OB/XF VALUE		3,747
TOTAL LAND VALUE - MARKET		66,987
TOTAL MARKET VALUE		255,023
SOH/AGL Deduction		12,709
ASSESSED VALUE		242,314
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,592
TOTAL JUST VALUE		255,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,023

BLDG:1:2: SIDING WITH STUCCO

BLDG:1:1: HOUSE IS STEEL STRUCTURE WITH DURA ROCK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049150	Roof Replacement	16,500	02/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/359	6/15/2023	WD	U	I	16	64,000
GRANTOR: DELOACH MARGARET G						
GRANTEE: DAVIS DEMI						
1454/271	8/07/2020	QC	U	I	11	100
GRANTOR: GAYLORD TERRY						
GRANTEE: DAVIS DEMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S37 E30 N5 FOP= E5 N4 W5 S4$ N4 E5 S3 E15 S5 E8 N5 E11 N4 FGR= E21 N23 W21 S23$ 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	0258	PATIO	0	100	32	16	512.00	UT	1.40	1.40	100	0	0	3	100	717	
2	0166	CONC,PAVMT	0	100	18	25	450.00	UT	1.40	1.40	100	0	0	3	100	630	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,747

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	100		A-1	0.00	0.00	8.27	AC		1.00	1.00	0.90	9,000.00	8,100.00	66,987							

REVIEW DATE 02/20/2024 BY JS Total Acres: 8.27 Total Land Value: 66,987 Market: 0 Agricultural: 0 Common: 66,987 PRINTED 09/30/2025 BY SYS