LOT 13 BLOCK 3 CAROLYN HEIGHTS S

305-42, 352-364, 390-53, 429-359

DAVIS CHRIS L
427 NW ALACHUA AVE
LAKE CITY, FL 32055

2025

28-3S-17-05739-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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 07

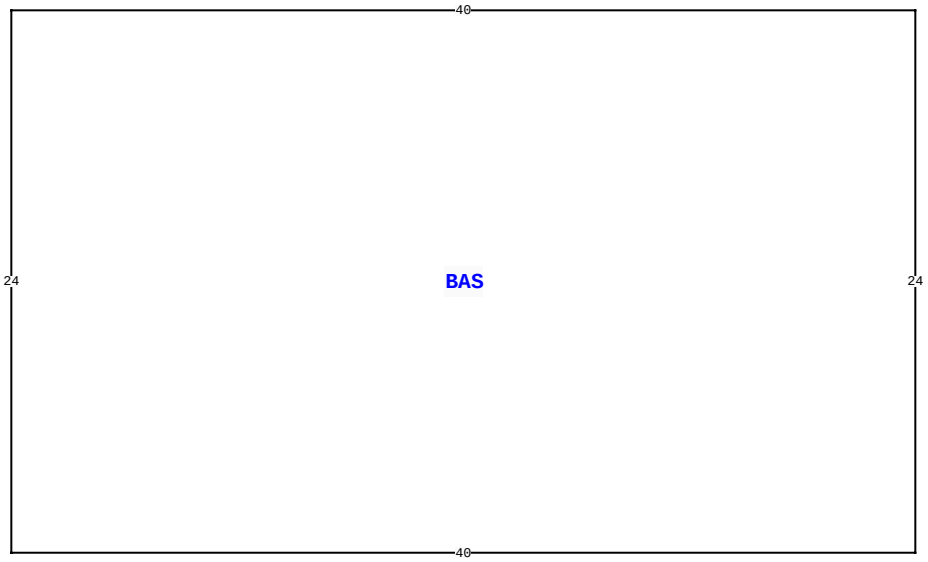
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,390
TOTALS	960			960	20,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	118.0000	70.80	67,968	1993	1993	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



122 NE DERBY TER, 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	20,390
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	32,240
SOH/AGL Deduction	4,480
ASSESSED VALUE	27,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,760
TOTAL JUST VALUE	32,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,426

SALE:1:1: LOT 13, BLOCK 3, CAROLYN HEIGHTS S/D

XFOB:1:1: EAGL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1085/1940	6/01/2006	WD	Q	I		36,500

GRANTOR: GERALD E CORBETT

GRANTEE: CHRIS L DAVIS

1070/2625	1/06/2006	WD	Q	I	01	4,000

GRANTOR: ALBERT HOWARD SR

GRANTEE: CORBETT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 08/19/2025 BY SYS