THE W 13 CHAINS OF NE1/4 OF NE1/
US-41. (A SMALL PORTION BEING OU
LIMITS) EX 0.67 AC.

DAVIS DONALD/DAVIS DIANE
350 NW AUBURN PL
LAKE CITY, FL 32055

2026

30-3S-17-05836-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

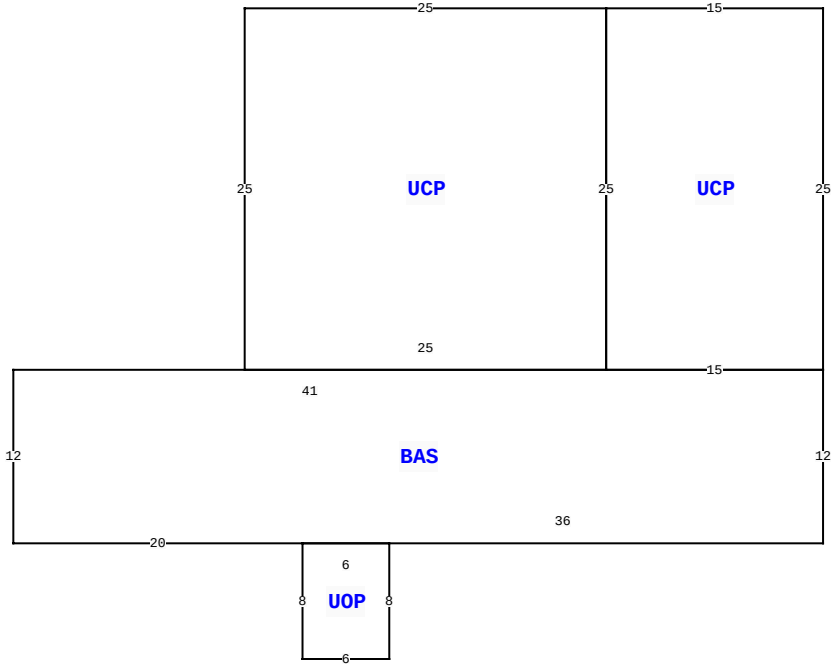
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	01	NONE 100
Story Height		7 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,964
UCP	375	20		75	1,559
UCP	625	20		125	2,598
UOP	48	20		10	208
TOTALS	1,720			882	18,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	882	56.1645	41.56	36,656	1982	1982	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2024 Heated Area: 672 HX Base Yr



1256 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	18,328
TOTAL MARKET OB/XF VALUE	7,639
TOTAL LAND VALUE - MARKET	74,830
TOTAL MARKET VALUE	100,797
SOH/AGL Deduction	0
ASSESSED VALUE	100,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,797
TOTAL JUST VALUE	100,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/1137	2/08/2023	QC	U	I	11	100
GRANTOR: DAVIS JAMES A						
GRANTEE: DAVIS DONALD						
1013/2153	4/27/2004	WD	Q	I		75,000
GRANTOR: WYNNE						
GRANTEE: DAVIS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UCP= N25 W25 S25 E25$ W41 S12 E20 UOP= S8 E6 N8 W6$ E36 N12$ UCP= N25 W15 S25 E15$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0140	CLFENCE 6	0	0	0	0	2,245.00	UT	3.42	3.42	50	0	0	3	50	3,839	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,639

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	2700	C	AUTO SALES	0		CI	400.00	150.00	1.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	17,500							
2	9630	C	SWAMP	0		00	0.00	0.00	5.46	AC		1.00	1.00	0.75	14,000.00	10,500.00	57,330							

REVIEW DATE 11/16/2015 BY DF Total Acres: 6.71 Total Land Value: 74,830 Market: 0 Agricultural: 0 Common: 74,830 PRINTED 11/07/2025 BY SYS