N1/2 OF SW1/4 OF SW1/4.
658-516, 1246-1382, DC 1280-718,

DAVIS WILLIAM R/DAVIS VALERIE L
433 S MARION AVE
LAKE CITY, FL 32025

2026

32-1N-17-04465-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

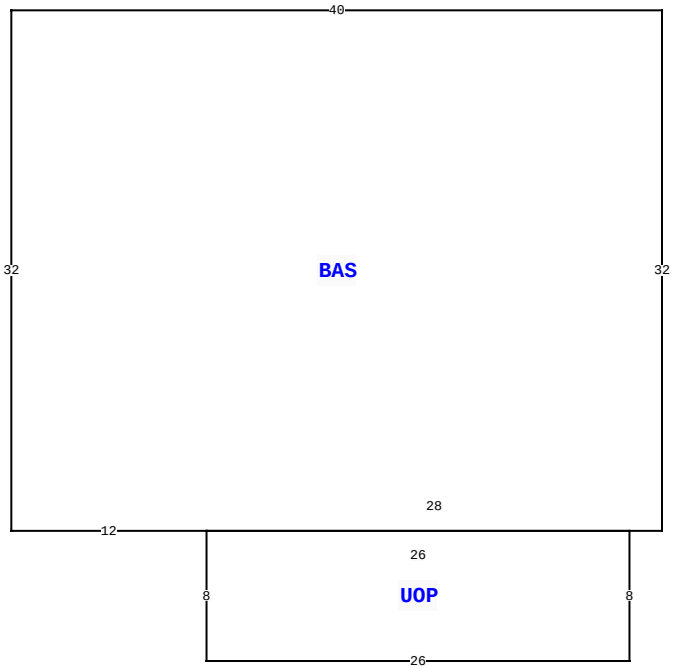
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	900117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	73,216
UOP	208	20		42	2,402
TOTALS	1,488			1,322	75,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	78.5700	88.00	116,336	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1280 HX Base Yr



497 NE FRANK JAMES RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,618
TOTAL MARKET OB/XF VALUE	14,100
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	96,838
SOH/AGL Deduction	0
ASSESSED VALUE	96,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,838
TOTAL JUST VALUE	125,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050157	Electrical Servic	0	06/20/2024
000049719	Electrical Servic	0	05/02/2024
000049378	Storage Building	11,015	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0266	3/13/2020	WD	U	I	30	142,000
GRANTOR: RUSSELL DAVIS AS SPEC						
GRANTEE: WILLIAM R & VALERIE						
1406/2648	2/26/2020	QC	U	I	11	100
GRANTOR: DEBORAH DUBOSE						
GRANTEE: ANNETTE BLACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 E12 UOP= S8 E26 N8 W26$ E28 N32$.

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	0030	BARN,MT	0	0	0	0	1.00	UT	10,600.00	10,600.00	100	2025	2024		100	10,600	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 14,100

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	1,800.00	1,800.00	1,800							
2	6200	A	PASTURE 3	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	1,800.00	1,800.00	34,200							

REVIEW DATE 07/17/2024 BY tommy Total Acres: 20.00 Total Land Value: 7,120 Market: 34,200 Agricultural: 5,320 Common: 1,800 PRINTED 11/07/2025 BY SYS