SW1/4 OF NW1/4 EX THE S 1144.06
ORB 743-144, 815-2236,

DAVENPORT HERMAN W
271 NW PROCTOR GLN
LAKE CITY, FL 32055

2026

33-2S-16-01816-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

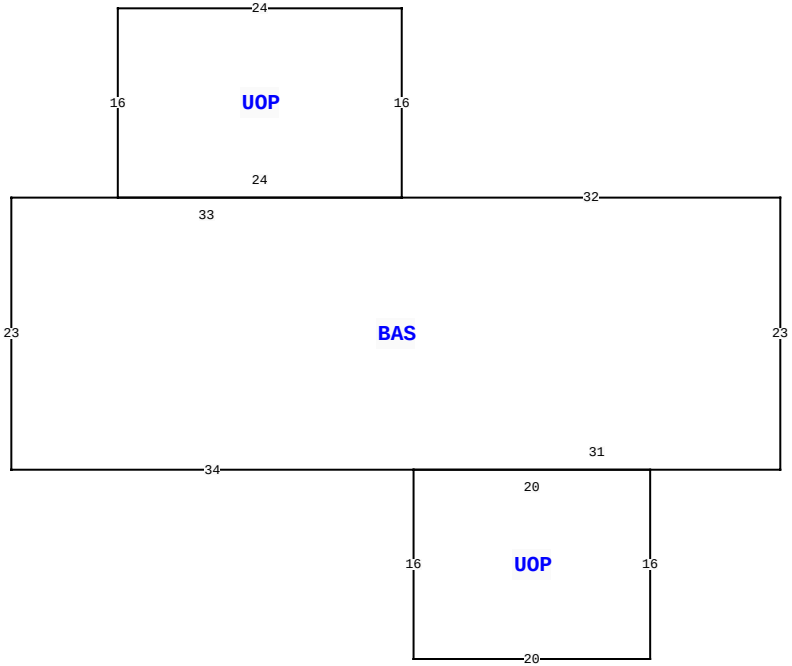
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	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 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100		1,495	39,432
UOP	320	25		80	2,110
UOP	384	25		96	2,532
TOTALS	2,199			1,671	44,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,671	109.9000	65.94	110,186	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1495 HX Base Yr 2005



271 NW PROCTOR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,074
TOTAL MARKET OB/XF VALUE		11,427
TOTAL LAND VALUE - MARKET		40,810
TOTAL MARKET VALUE		96,311
SOH/AGL Deduction		49,252
ASSESSED VALUE		47,059
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,059
TOTAL JUST VALUE		96,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,311

SALE:1:1: 5.65 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0815/2236	1/05/1996	WD	Q	V		13,000

GRANTOR: LENVIL DICKS
GRANTEE: HERMAN W DAVENPORT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N16 W24 S16 E24$ W33 S23 E34 UOP= S16 E20 N16 W20$ E31 N23$.

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	100	11	20	220.00	UT	7.50	7.50	70	1985	1985	3	70	1,155	
2	0294	SHED WOOD/	0	100	11	24	264.00	UT	14.00	14.00	75	2008	2008	3	75	2,772	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,427

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	40,810							

REVIEW DATE 04/11/2018 BY KR Total Acres: 5.83 Total Land Value: 40,810 Market: 0 Agricultural: 0 Common: 40,810 PRINTED 11/19/2025 BY SYS