LOT 8 BLOCK 4 MORNINGSIDE HEIGHT
450-762, 781-1771, 796-344, DC 1

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2025

33-3S-17-06405-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

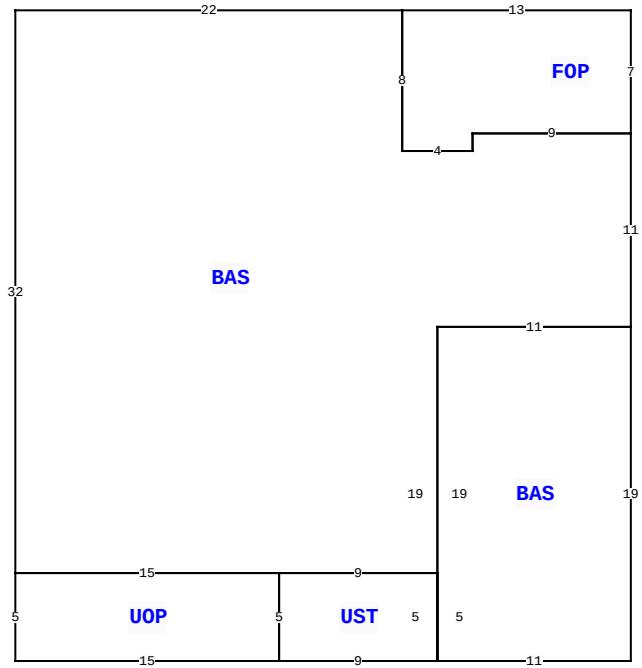
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	9,587
BAS	871	100		871	39,953
FOP	95	30		28	1,284
UOP	75	20		15	688
UST	45	45		20	917
TOTALS	1,295			1,143	52,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	74.4682	83.40	95,326	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 0 Heated Area: 1080 HX Base Yr



186 SE ELOISE AVE, 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	52,429
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	6,270
TOTAL MARKET VALUE	59,299
SOH/AGL Deduction	1,259
ASSESSED VALUE	58,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,040
TOTAL JUST VALUE	59,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,024

SALE:2:1: LOT 8 BLK 4 MORNINGSIDE HEIGHTS

SALE:1:1: SPECIAL WARRANTY DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/2420	3/11/2014	TD	U	I	18	5,500
GRANTOR: CLERK OF COURT						
GRANTEE: JAY S DAVIS						
0796/0344	10/26/1994	WD	U	I	12	16,000
GRANTOR: MARLIN FEAGLE						
GRANTEE: PHENIX AARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S32 UOP= S5 E15 N5 W15$ E15 UST= S5 E9 N5 W9$ E9S5 BAS= E11 N19 W11 S19$ N19 E11 N11 FOP= N7 W13 S8 E4 N1 E9$ W9 S1 W4 N8$.

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	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		RSF/MH	66.00	190.00	12,540.00	SF		1.00	1.00	1.00	0.50	0.50	6,270							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.29 Total Land Value: 6,270 Market: 0 Agricultural: 0 Common: 6,270 PRINTED 06/24/2025 BY SYS