

N 1/2 OF LOT 3 & LOT 4 CAMPHOR
KNOLL ESTATES S/D.

DAVIS BRIAN ISAIAH
259 SE MONTROSE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06592-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		07
NEIGHBORHOOD/LOC	33317.100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,675
UOP	72	25		18	291
USP	184	35		64	1,035

TOTALS	1,040			866	14,001
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH50.00	85.00		0.50

REVIEW DATE 11/21/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	866	89.8200	53.89	46,669	1984	1984	10	0	0 60.00	30.00	
1 MOBILE HME 100% - 2012 Heated Area: 784 HX Base Yr 2012												

259 SE MONTROSE AVE, LAKE CITY

TOTAL OB/XF												
3,400												

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3,400												

Total Acres: 0.10 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		14,001
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		4,150
TOTAL MARKET VALUE		21,551
SOH/AGL Deduction		9,119
ASSESSED VALUE		12,432
TOTAL EXEMPTION VALUE		12,432
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		21,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		21,551

SALE:4:1: INCLUDED 06410-000 - 2 DEEDS \$15,000@

SALE:3:1: \$.70 STAMPS

SALE:2:1: LOT 4 BLK 29

PRMT:1:1: 14X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7440	M H	60	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/0727	6/09/2011	WD	Q	I	05	19,000
GRANTOR:MICHAEL J JR & KATHER						
GRANTEE: BRIAN ISAIAH DAVIS						
1176/0869	6/17/2009	CT	U	I	18	100
GRANTOR:CLERK OF COURT						
GRANTEE:MICHAEL J JR & KATH						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W14 S41 UOP= W8 S9 E8 N9\$ S15 E14 N33 USP= E8 N23 W8 S23\$ N23\$.

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