LOT 10 BLOCK 3 COUNTRY CLUB ESTA

743-197, 754-1633, TD 754-1635,

DAVIS AUSTIN W/DAVIS LAURA E
626 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07137-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

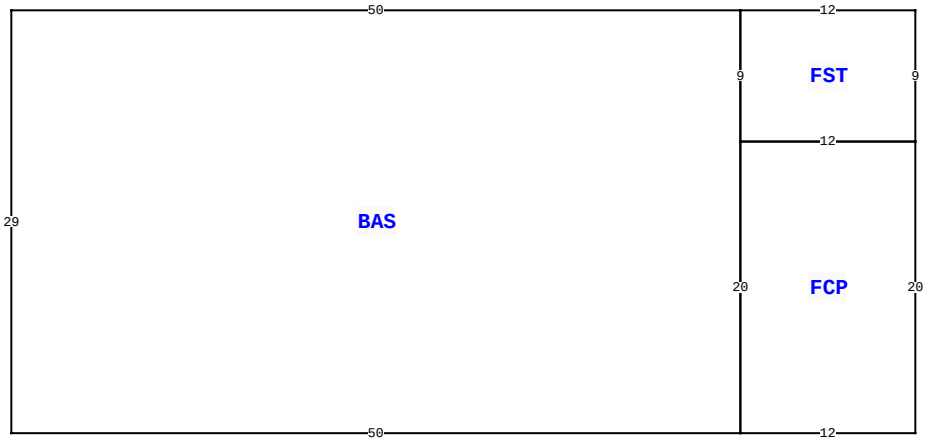
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	130,320
FCP	240	25		60	5,392
FST	108	55		59	5,303
TOTALS	1,798			1,569	141,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	123.4530	138.27	216,946	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1450 HX Base Yr 2013



626 SE DEFENDER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,015
TOTAL MARKET OB/XF VALUE		1,720
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		161,235
SOH/AGL Deduction		74,194
ASSESSED VALUE		87,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,319
TOTAL JUST VALUE		161,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/1883	11/30/2012	WD	Q	I	01	68,900
GRANTOR: EVERETT & JO ANN WHIT						
GRANTEE: AUSTIN W & LAURA DA						
0933/2154	8/21/2001	WD	Q	I	01	52,000
GRANTOR: P M O MORTGAGE INS						
GRANTEE: EVERETT & JO ANN WH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S29 E50 FCP= E12 N20 W12 S20$ N20 FST= E12 N9 W12 S9$ N9$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	60	0	0	3	60	420	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,720

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	100		RSF-	2100.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2017 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS