COMM AT SE COR OF SW1/4 OF SW1/4
FOR POB CONT W 259.09 FT, N 203.
214.27 FT, S 17 DG E 353.01 FT T

DAVIS REBECCA LYNN
974 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

36-2S-15-00118-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

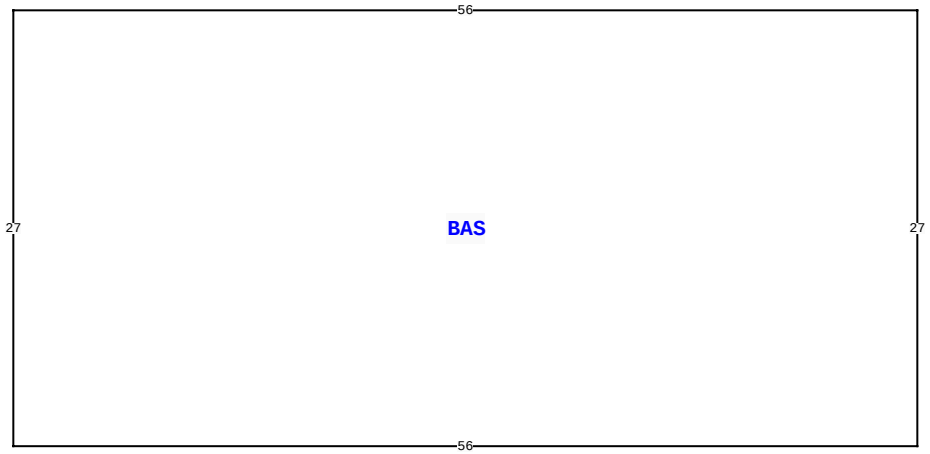
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,896
TOTALS	1,512			1,512	89,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.0000	108.10	163,447	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1512 HX Base Yr 2019



974 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,896
TOTAL MARKET OB/XF VALUE		9,950
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		120,846
SOH/AGL Deduction		46,752
ASSESSED VALUE		74,094
TOTAL EXEMPTION VALUE	HX HB	49,094
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23744	M H	493	10/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/2345	10/12/2018	WD	Q	I	01	76,500
GRANTOR: JESSICA LUCAS BRINKLE						
GRANTEE: REBECCA LYNN DAVIS						
1314/2044	5/10/2016	QC	U	I	11	100
GRANTOR: JAMES ALLEN BRINKLEY						
GRANTEE: JESSICA LUCAS BRINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
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	2016	2016	3	100	400	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,950

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	1.40	AC		1.00	1.00	1.00	15,000.00	15,000.00	21,000							

REVIEW DATE 04/04/2016 BY DF Total Acres: 1.40 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/07/2025 BY SYS