LOT 6 SPRING HILLS WEST S/D.
802-765,769, WD 843-371, CT 1034

DAVIS ANNE F 2018 REVOCABLE TRUST
1747 CARBOUR AVENUE
CHULA VESTA, CA 91913

2026

36-5S-15-00484-105

BUILDING CHARACTERISTICS

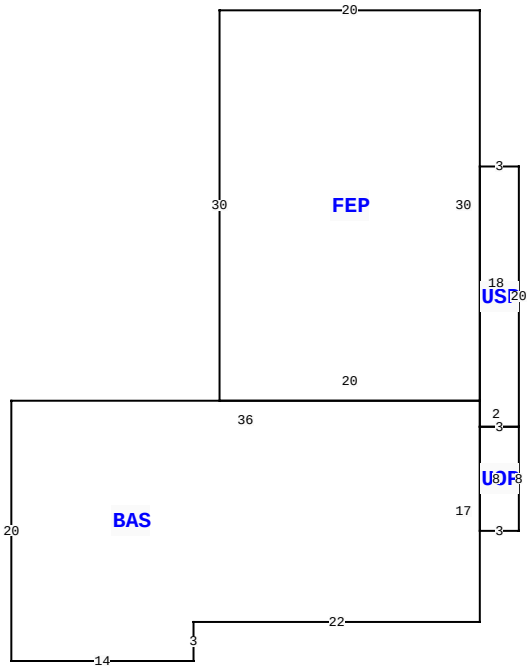
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	654	100		654	5,397
FEP	600	80		480	3,961
UOP	24	20		5	41
USP	60	35		21	173
TOTALS	1,338			1,160	9,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,160	36.8424	41.26	47,862	1994	1994	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 654 HX Base Yr



2457 SW DAISY RD, FORT WHITE

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

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,400.00	2,400.00	25	2016	2016	3	25	600	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2022	2021		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,572
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	95,190
TOTAL MARKET VALUE	109,262
SOH/AGL Deduction	24,163
ASSESSED VALUE	85,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,099
TOTAL JUST VALUE	109,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044989	Electrical Servic	0	07/18/2022
12015	M H	125	01/07/1997
10902	SFR	150	03/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0246	11/06/2018	QC	U	I	11	100
GRANTOR: ANNE F DAVIS						
GRANTEE: A DAVIS AS TRUSTEE						
1045/2119	4/29/2005	WD	Q	I		79,900
GRANTOR: ARCHER WGI LLC						
GRANTEE: ANNE & FRANK JEROME						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= W20 S30 E20 BAS= W36 S20 E14 N3 E22 N17$ USP= S2 UOP= S8 E3 N8 W3 $ E3 N20 W3 S18$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 08/02/2022 BY RP Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/19/2025 BY SYS