LOT 1 DAVIS CROSSING S/D.
WD 1102-542, CT 1186-838, WD 118

ROSIER LEANDOUS
P O BOX 2973
LAKE CITY, FL 32056-2973

2027

00-00-00-10840-101

BUILDING CHARACTERISTICS

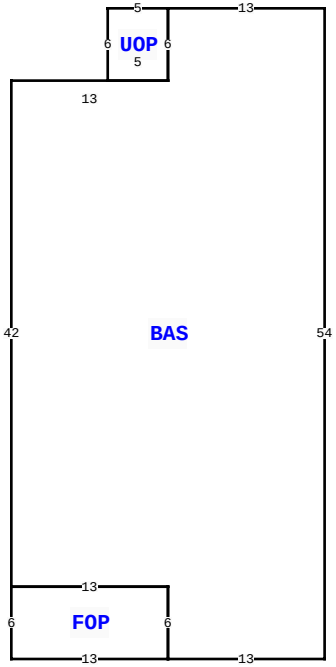
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	60,602
FOP	78	30		23	1,117
UOP	30	20		6	291
TOTALS	1,356			1,277	62,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,277	114.8000	107.91	137,801	2007	2007	10	0	0	45.00	45.00

1 MODULAR 1 0% - 0 Heated Area: 1248 HX Base Yr



626 NE DAVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	700	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,010
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	5,004
TOTAL MARKET VALUE	68,014
SOH/AGL Deduction	0
ASSESSED VALUE	68,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,014
TOTAL JUST VALUE	68,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03963	SFR	200	10/17/2006
00211			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/1703	5/01/2012	WD	U	I	12	50,000
GRANTOR: SHAWNETTER D & JIMMY						
GRANTEE: LEANDOUS ROSIER						
1210/0963	2/21/2011	WD	Q	I	01	69,000
GRANTOR: LEANDOUS ROSIER						
GRANTEE: SHAWNETTER D DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= W5 S6 E5 N6$ S6 W13 S42 FOP= S6 E13 N6 W13$ E13 S6 E13 N54$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0201	C	MOD HOME	0		*RSF-3	0.00	0.00	10,009.00	SF		1.00	1.00	1.00	0.50	0.50	5,004							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.23 Total Land Value: 5,004 Market: 0 Agricultural: 0 Common: 5,004 PRINTED 11/18/2026 BY SYS