NE DIV: BEG NE COR, RUN W 100 FT
100 FT, N 105 FT TO POB. BLOCK 4

FICKLIN DEREK
804 NE DAVIS AVE
LAKE CITY, FL 32055

2027

00-00-00-10998-000

BUILDING CHARACTERISTICS

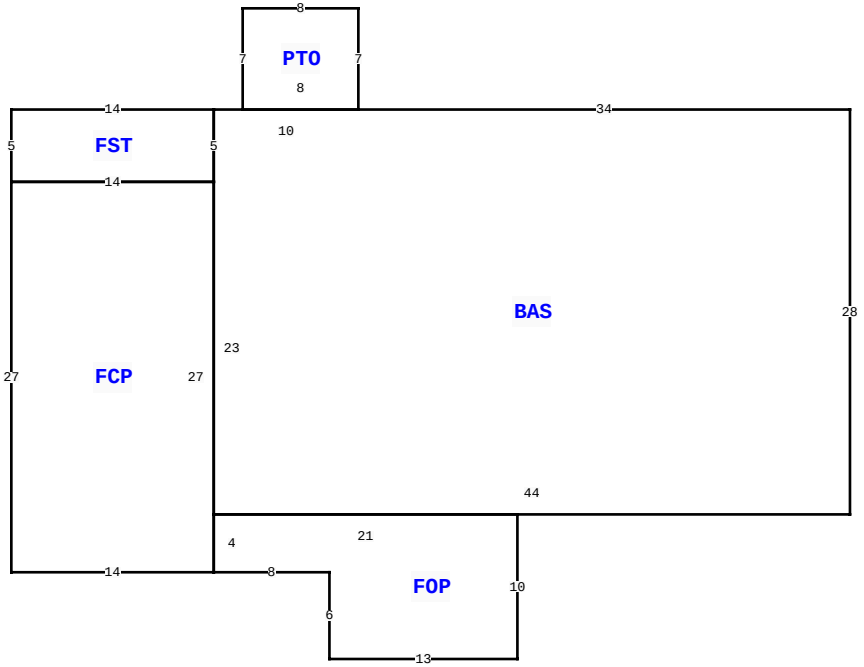
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	83,480
FCP	378	25		94	6,370
FOP	162	30		49	3,320
FST	70	55		38	2,575
PTO	56	5		3	204
TOTALS	1,898			1,416	95,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,416	112.0000	123.20	174,451	1997	1997	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2010 Heated Area: 1232 HX Base Yr 2010



804 NE DAVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,948
TOTAL MARKET OB/XF VALUE	929
TOTAL LAND VALUE - MARKET	5,250
TOTAL MARKET VALUE	102,127
SOH/AGL Deduction	20,795
ASSESSED VALUE	81,332
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	29,921
TOTAL JUST VALUE	102,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0072	REROOF	12,000	02/10/2026
1465	ADDN SFR	50	10/22/2009
954	SFR	161	04/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1298	4/05/2023	LE	U	I	14	0
GRANTOR: FICKLIN DEREK (ENH LI						
GRANTEE: JOHNSON JOSEPH (RMD						
1459/248	2/07/2022	WD	U	I	11	100
GRANTOR: FICKLIN DEREK						
GRANTEE: FICKLIN DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 PTO= N7 W8 S7 E8$ W10 FST= W14 S5 E14 N5$ S5 FCP= W14 S27 E14 N27$ S23 FOP= S4 E8 S6 E13 N10 W21$ E44 N28$.

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	619.00	UT	1.50	1.50	100	1997	1997	3	100	929	

LAND DESCRIPTION

TOTAL OB/XF 929

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-1	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	0.50	0.50	5,250							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.24 Total Land Value: 5,250 Market: 0 Agricultural: 0 Common: 5,250 PRINTED 11/19/2026 BY SYS