LOT 20 MAGNOLIA HEIGHTS S/D OF L
439-512,

DAVIS JANET I
698 NW SHAW GLN
LAKE CITY, FL 32055

2026

00-00-00-11453-002

BUILDING CHARACTERISTICS

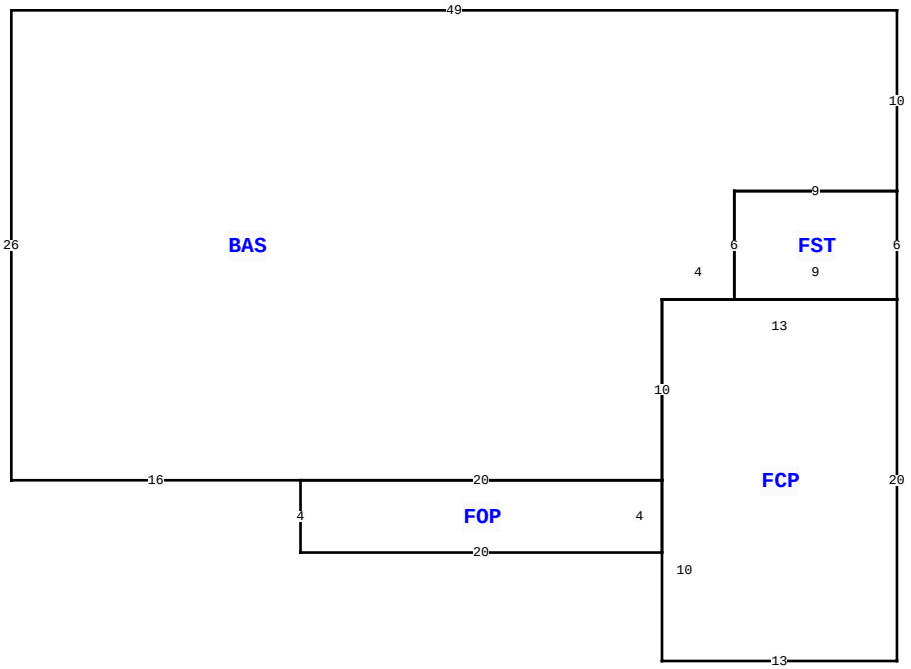
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100		1,090	80,471
FCP	260	25		65	4,799
FOP	80	30		24	1,772
FST	54	55		30	2,215
TOTALS	1,484			1,209	89,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	119.8500	134.23	162,284	1979	1979	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1090 HX Base Yr



698 NW SHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	89,256
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	96,256
SOH/AGL Deduction	0
ASSESSED VALUE	96,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,256
TOTAL JUST VALUE	96,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00450			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0431/0426	7/01/1979	03	Q	V		2,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S26 E16 FOP= S4 E20N4 W20$ E20 FCP= S10 E13 N20 W13 S10$ N10 E4 FST= E9 N6 W9S6$ N6 E9 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.19 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 06/09/2026 BY SYS