N DIV: S1/2 OF NE1/4 BLOCK 96.
646-785-791, 657-282, 663-571, 7

**BOATWRIGHT ADRIAN ANNIETTA/JOHNSON TANYA BRIGHT**
508 NW DAVIS AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-12074-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 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 | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 |

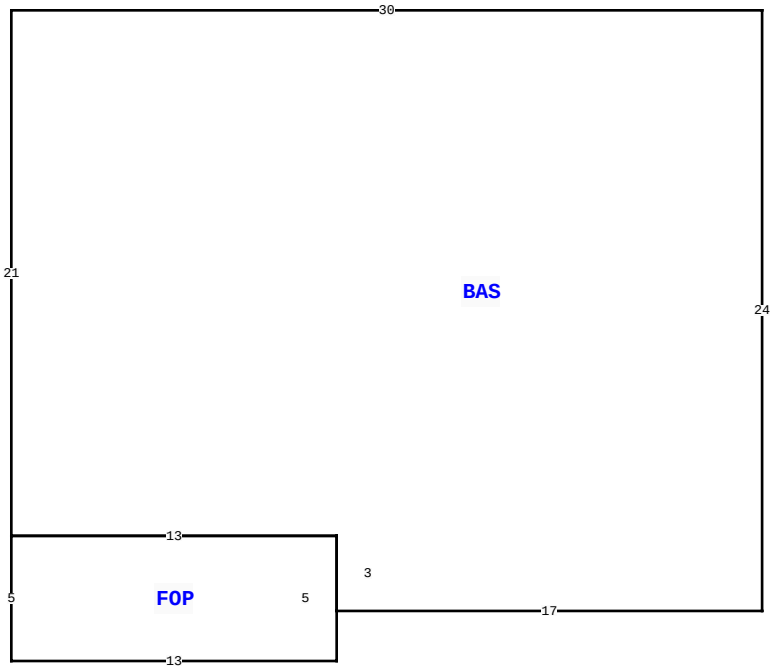
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 830317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 681 | 100 | | 681 | 65,183 |
| FOP | 65 | 30 | | 20 | 1,914 |
| TOTALS | 746 | | | 701 | 67,098 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 701 | 121.6880 | 138.72 | 97,243 | 2004 | 2004 | 10 | 0 | 0 | 21.00 | 69.00 |

2 SINGLE FAM 100% - 2005 Heated Area: 681 HX Base Yr 2005




508 NE DAVIS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 67,098 |
| TOTAL MARKET OB/XF VALUE | | 200 |
| TOTAL LAND VALUE - MARKET | | 3,978 |
| TOTAL MARKET VALUE | | 71,276 |
| SOH/AGL Deduction | | 18,439 |
| ASSESSED VALUE | | 52,837 |
| TOTAL EXEMPTION VALUE | HX HB DX | 32,837 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 71,276 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 71,055 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046593 | Remodel | 5,500 | 02/27/2023 |
| 000046562 | Roof Replacement | 8,000 | 02/21/2023 |
| 1496 | ADDN SFR | 50 | 11/24/2009 |
| 2862 | SFR | 67 | 01/08/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1398/1767 | 11/12/2019 | QC | U | I | 11 | 100 |
| GRANTOR: ADRIAN ANNIETTA BOATR | | | | | | |
| GRANTEE: ADRIAN A BOATRIGHT | | | | | | |
| 0818/1777 | 3/07/1996 | WD | Q | I | 02 | 0 |
| GRANTOR: ROBERT BOATWRIGHT | | | | | | |
| GRANTEE: ADRIAN ANNIETTA BOA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S21 FOP= S5 E13 N5 W13$ E13 S3 E17 N24$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 200

| 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 | 0000 | C | VAC RES | 100 | | *RO | 52.00 | 102.00 | 5,304.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 3,978 | | | | | | | |

REVIEW DATE 03/28/2023 BY TW Total Acres: 0.12 Total Land Value: 3,978 Market: 0 Agricultural: 0 Common: 3,978 PRINTED 05/08/2026 BY SYS