N DIV: BEG NW COR, RUN S 105 FT, N 105 FT, W 145 FT TO POB. BLOCK

ROLLINS WADE
P O BOX 655
LAKE CITY, FL 32056-0655

2026

00-00-00-12091-000

BUILDING CHARACTERISTICS

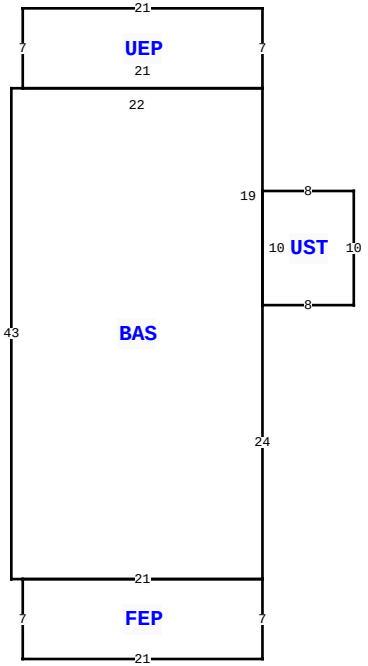
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	946	100		946	44,938
FEP	147	80		118	5,606
UEP	147	60		88	4,181
UST	80	45		36	1,710
TOTALS	1,320			1,188	56,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	77.1120	86.37	102,608	1920	1960	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 946 HX Base Yr



509 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	56,434
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	9,706
TOTAL MARKET VALUE	67,960
SOH/AGL Deduction	40,855
ASSESSED VALUE	27,105
TOTAL EXEMPTION VALUE	HX HB 13 27,105
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	67,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045408	Roof Replacement	15,042	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/1509	7/26/1993	QC	Q	I	01	15,000
GRANTOR: WADE ROLLINS						
GRANTEE: ROLLINGS-ROBINSON						
0777/0577	7/14/1993	WD	U	I	12	0
GRANTOR: HUGH WILSON						
GRANTEE: WADE ROLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N7 W21 S7 E21$ BAS= W22S43 E1 FEP= S7 E21 N7 W21$ E21 N24 UST= E8 N10 W8 S10$ N19$.

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	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	50	1993	1993	3	50	540	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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		*RO	52.00	90.00	15,225.00	SF		1.00	1.00	0.85	0.75	0.64	9,706							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.35 Total Land Value: 9,706 Market: 0 Agricultural: 0 Common: 9,706 PRINTED 06/22/2026 BY SYS