W DIV: LOT 6 BLOCK 23 MOODIE'S ADDITION AKA MOODY'S ADDITION.

LUCAS JUSTIN IRA
359 SW DAVIDSON WAY
LAKE CITY, FL 32025

2027

00-00-00-12477-000

BUILDING CHARACTERISTICS

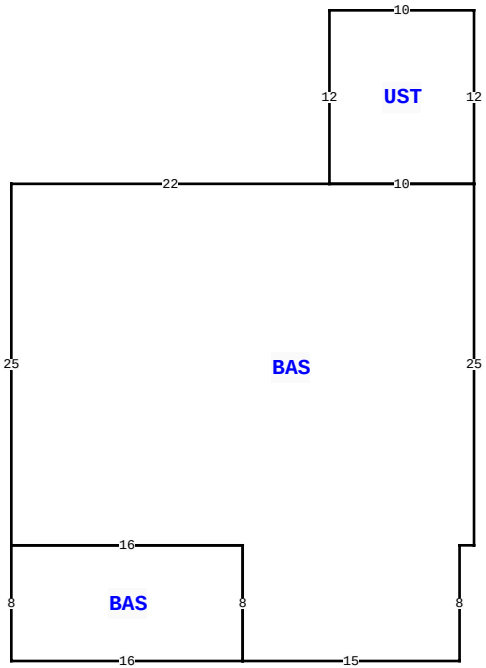
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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 06
NEIGHBORHOOD/LOC	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	9,055
BAS	920	100		920	65,081
UST	120	45		54	3,820
TOTALS	1,168			1,102	77,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	98.9400	108.83	119,931	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1048 HX Base Yr 2019



359 SW DAVISON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	17	20	340.00	UT	3.00	3.00	100	2002	2002	3	100	1,020	
3	0258	PATIO	0	100	12	12	144.00	UT	2.00	2.00	100	2002	2002	3	100	288	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,955
TOTAL MARKET OB/XF VALUE	1,858
TOTAL LAND VALUE - MARKET	8,268
TOTAL MARKET VALUE	88,081
SOH/AGL Deduction	29,099
ASSESSED VALUE	58,982
TOTAL EXEMPTION VALUE	HX HB 33,982
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	88,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2454	ADDN SFR	51	09/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0142	9/19/2018	WD	Q	I	01	50,000
GRANTOR: MICHAEL T & SANDRA MA						
GRANTEE: JUSTIN IRA LUCAS						
1329/1339	1/18/2017	WD	U	I	37	20,000
GRANTOR: SUSAN NORRIS KRUSEKOP						
GRANTEE: MICHAEL T & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S25 BAS= S8 E16 N8 W16$ E16 S8 E15 N8 E1 N25 UST= N12 W10 S12 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 1,858

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		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.50	1.50	8,268							

REVIEW DATE 10/31/2016 BY DF Total Acres: 0.13 Total Land Value: 8,268 Market: 0 Agricultural: 0 Common: 8,268 PRINTED 11/17/2026 BY SYS