W DIV: LOT 7 BLOCK 23 MOODIE'S A
MOODY'S ADDITION.

BRYANT MARK B
349 SW DAVISON WAY
LAKE CITY, FL 32025

2027

00-00-00-12478-000

BUILDING CHARACTERISTICS

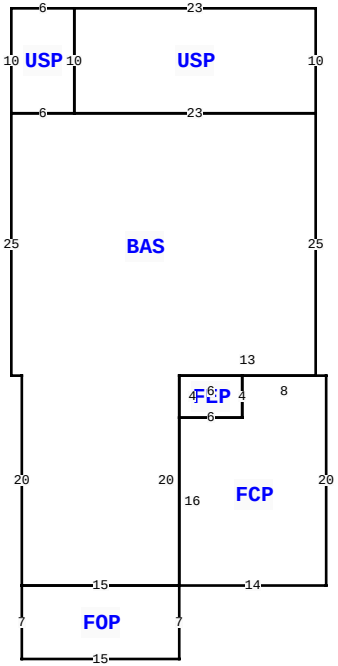
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,025	100		1,025	64,286
FCP	256	25		64	4,014
FEP	24	80		19	1,191
FOP	105	30		32	2,007
USP	60	35		21	1,317
USP	230	35		80	5,017
TOTALS	1,700			1,241	77,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,241	87.7200	96.49	119,744	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1025 HX Base Yr 2003



349 SW DAVISON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,834
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	8,268
TOTAL MARKET VALUE	88,202
SOH/AGL Deduction	39,550
ASSESSED VALUE	48,652
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	23,652
TOTAL JUST VALUE	88,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2023	9/13/2024	LE	U	I	14	100
GRANTOR: BRYANT MARK B						
GRANTEE: BRYANT MARK B (ENH						
0631/0690	9/01/1987	WD	Q	I		28,500
GRANTOR: KRAUSE RAYMOND &						
GRANTEE: BRYANT MABEL N						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N10 W23 S10 E23$ BAS= W23 USP= N10W6 S10 E6$ W6 S25 E1 S20 FOP= S7 E15 N7 W15$ E15 FCP= E14N20 W8FEP= W6 S4 E6 N4$ S4 W6 S16$ N20 E13 N25$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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