E DIV: LOT 5 MERLE'S ADDITION.
704-473, 925-2559, WD 1048-1539,

DAVIS ROBERT L/MCCARTHY EILEEN M
1620 PINE BLUFF AVE
ORLANDO, FL 32806

2026

00-00-00-13371-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

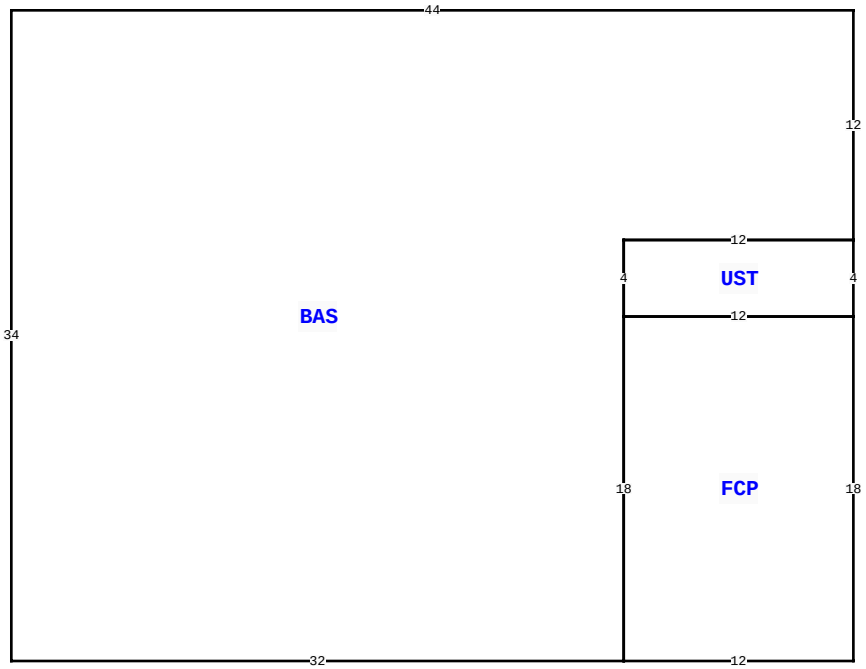
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	69,542
FCP	216	25		54	3,048
UST	48	45		22	1,242
TOTALS	1,496			1,308	73,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,308	76.1760	86.84	113,587	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1232 HX Base Yr



717 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	73,832
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	6,329
TOTAL MARKET VALUE	80,261
SOH/AGL Deduction	0
ASSESSED VALUE	80,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,261
TOTAL JUST VALUE	80,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1246	10/25/2018	WD	Q	I	01	47,000
GRANTOR: KENNETH P BOCHETTE						
GRANTEE: DAVIS ROBERT L						
1308/0691	1/22/2016	QC	U	I	11	4,000
GRANTOR: TINA M SHELDON						
GRANTEE: KENNETH P BOCHETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S34 E32 FCP= E12 N18 W12 S18$ N18 UST= E12 N4 W12 S4$ N4 E12 N12$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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	0		*RSF	-365.00	102.00	6,662.00	SF		1.00	1.00	1.00	0.95	0.95	6,329							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.15 Total Land Value: 6,329 Market: 0 Agricultural: 0 Common: 6,329 PRINTED 05/08/2026 BY SYS