

S DIV: LOT 6 OLIVIA ADDITION.
LE 779-1125, 917-1618, LE 941-23

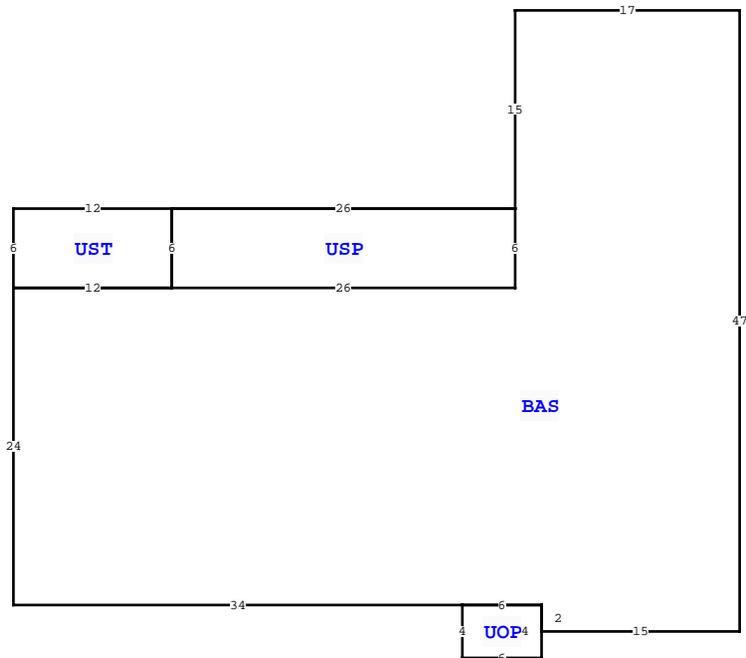
DAVIS CECILIA
P O BOX 394
LAKE CITY, FL 32056

2026

00-00-00-13468-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,955	71.0971	81.05	158,453	1958	1958	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 1863 HX Base Yr														



Quality		03 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC		870317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100		1,863	83,048
UOP	24	20		5	223
USP	156	35		55	2,452
UST	72	45		32	1,427
TOTALS	2,115			1,955	87,149

418 SE CASTILLO TER, LAKE CITY

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

EXTRA FEATURES																	
L N	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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	17.50	17.50	30	1958	1958	3	30	2,688	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

TOTAL OB/XF 3,018

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-3	0.00	0.00	7,190.00	SF		1.00	1.00	1.00	0.95	0.95	6,830							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY PAGE 1 of 1			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	87,149		
TOTAL MARKET OB/XF VALUE	3,018		
TOTAL LAND VALUE - MARKET	6,830		
TOTAL MARKET VALUE	96,997		
SOH/AGL Deduction	1,906		
ASSESSED VALUE	95,091		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	95,091		
TOTAL JUST VALUE	96,997		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	91,266		
XFOB:2:1: POOL NEEDS LOTS OF REPAIRS.			
SALE:1:1: LOT 6 OLIVIA ADDITION \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
		10,196	08/12/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1760	12/21/2018	WD	Q	I	01	52,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: CECILIA DAVIS						
1366/0559	8/03/2018	WD	Q	I	01	40,000
GRANTOR: KAREN Y KAM, HUNG L &						
GRANTEE: BLOW RYDERWOOD LLC						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W17 S15 USP= S6 W26 N6 E26 S6 W26 UST= W12 S6 E12 N6 S6 W12 S24 E34 UOP= S4 E6 N4 W6 S6 E2 E15 N47 S.														