

COMM SE COR OF SE1/4, RUN W 617.
 US-41, NW ALONG R/W 791.98 FT TO
 W 294.32 FT TO A POINT, CONT W 1

DAVIS ROMMY
 158 NW MICHELLE PL
 LAKE CITY, FL 32055

2026

02-3S-16-01946-043



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2316.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UST	288	45	
TOTALS	1,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2016						
Heated Area: 1296						HX Base Yr 2016					
BLD DATE: _____ LGL DATE: 05/18/2023 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				85,450		
TOTAL MARKET OB/XF VALUE				15,700		
TOTAL LAND VALUE - MARKET				31,850		
TOTAL MARKET VALUE				133,000		
SOH/AGL Deduction				49,686		
ASSESSED VALUE				83,314		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				31,903		
TOTAL JUST VALUE				133,000		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				133,000		
SALE:2:1: LOT 30 BLK B NORTHWOOD ACRES WITH MH						
SALE:1:1: 1983 CONCORD MH INCL						
PRMT:1:1: UTILITY POLE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047711	Solar Power Syste	72,865	07/21/2023			
0017	M H	125	09/05/2002			
7859	PUMP/UTPOL	30	12/06/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/2350	12/23/2015	WD	Q	I	01	88,900
GRANTOR: WAYNE FRIER HOME CENT						
GRANTEE: ROMMY DAVIS						
1256/0498	6/10/2013	WD	U	I	12	35,000
GRANTOR: COLUMBIA BANK						
GRANTEE: WAYNE FRIER HOME CE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W28 S27 E48 N27 UST= E4 N12 W24 S12 E20\$ W20\$.						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0261	PRCH, UOP	0.00
2	0070	CARPOT UF	0.00
3	0296	SHED METAL	0.00
4	9945	Well/Sept	7,000.00
5	0120	CLFENCE 4	0.00
6	9945	Well/Sept	7,000.00
TOTALS			14,000.00

TOTAL OB/XF												15,700				
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	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0070	CARPOT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	700	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
6	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION				TOTAL OB/XF												15,700								
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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.45	AC		1.00	1.00	1.00	13,000.00	13,000.00	18,850							