BEG NW COR OF NE1/4 OF NW/4, RUN SR-252, RUN SW'LY ALONG R/W TO W OF NW1/4, N TO POB.

PETIT LOUIS L JR/PETIT SANDRA D
663 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024-3743

2027

03-4S-16-02727-000

BUILDING CHARACTERISTICS

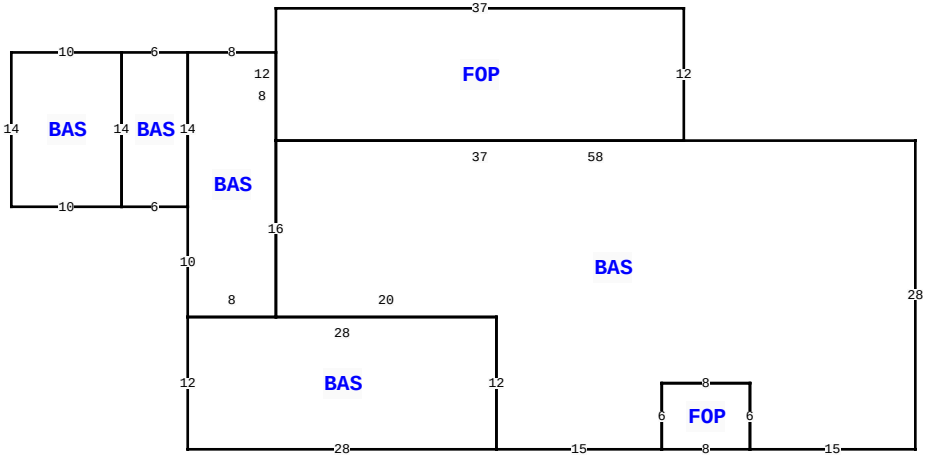
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	5,810
BAS	140	100		140	9,682
BAS	192	100		192	13,279
BAS	336	100		336	23,238
BAS	1,336	100		1,336	92,398
FOP	48	30		14	969
FOP	444	30		133	9,198
TOTALS	2,580			2,235	154,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	96.7284	106.40	237,804	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2088 HX Base Yr



663 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,573
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	168,573
SOH/AGL Deduction	0
ASSESSED VALUE	168,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,573
TOTAL JUST VALUE	168,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048442	Roof Replacement	5,911	10/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/1727	10/26/2013	QC	U	I	11	100
GRANTOR: LOUIS L PETIT JR & SA						
GRANTEE: LOUIS L PETIT JR &						
1088/0932	6/27/2006	WD	Q	I		174,000
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: LOUIS L PETIT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S16 W8 N10 BAS= W6 BAS= W10 N14 E10 S14$ N14 E6 S14$ N14 E8 S8$ FOP= N12 E37 S12 W37 $ BAS= E58S28 W15 FOP= W8 N6 E8 S6$ N6 W8 S6 W15 BAS= W28N12 E28 S12$ N12 W20 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	11,000							

REVIEW DATE 11/20/2023 BY HC Total Acres: 0.50 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS