NW1/4 OF NW1/4.

658-513, QC 1272-2186, QC 1275-1

DAVIS WILLIAM ROCKY/DAVIS VALERIE L
497 NW FRANK JAMES RD
WHITE SPRINGS, FL 32096

2026

04-1S-17-04486-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1809 NE FRANK JAMES RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	10,276
SOH/AGL Deduction	0
ASSESSED VALUE	10,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,276
TOTAL JUST VALUE	80,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/817	6/02/2022	WD	Q	V	01	120,000
GRANTOR: WHALEN CYNTHIA						
GRANTEE: DAVIS WILLIAM ROCKY						
1342/1524	8/07/2017	PR	U	V	11	100
GRANTOR: RUSSELL E DAVIS PR/MA						
GRANTEE: CYNTHIA WHALEN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5910	A	SWAMP/CYPRES	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							
2	5600	A	TIMBER 3	0			0.00	0.00	36.00	AC		1.00	1.00	1.00	281.00	281.00	10,116							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	2,000.00	2,000.00	80,000							

REVIEW DATE 12/07/2022 BY MLU Total Acres: 40.00 Total Land Value: 10,276 Market: 80,000 Agricultural: 10,276 Common: 0 PRINTED 06/08/2026 BY SYS