

COMM SW COR OF SE1/4, RUN E 205  
TO PT OF INTERS OF N R/W LINE CR  
LINE OF SW DUCKETT CT, RUN N ALO

DAVIS FAMILY TRUST  
365 SW DUCKETT CT  
LAKE CITY, FL 32024

2026

06-4S-16-02788-014

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	05	ASPH	TILE	100	
Interior Floor	00	N/A		0	
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	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	6416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	204,596
TOTALS	1,860			1,860	204,596

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0203	02	1,860	108.0000	113.40	210,924	2023	2023	0	0	3.00	97.00													
3 MANUF 3 100% - 2024			Heated Area: 1860			HX Base Yr 2022																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2024</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/20/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/20/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/20/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,596
TOTAL MARKET OB/XF VALUE			14,450
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			259,046
SOH/AGL Deduction			8,944
ASSESSED VALUE			250,102
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			148,691
TOTAL JUST VALUE			259,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045966	Mobile Home		11/21/2022
000045616	Electrical Serv	0	10/04/2022
000042275	Roof Replacement	4,800	07/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/117	5/19/2021	WD	Q	I	01	110,000
GRANTOR: COOK CORRANA M						
GRANTEE: DAVIS FAMILY TRUST						
1335/1944	4/26/2017	WD	Q	I	01	98,500
GRANTOR: SONJA R DOBSON						
GRANTEE: CORRANA M & JOHN D						

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	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	200	
2	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0			0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0			0.00	100	2014	2014	3	100	50	
6	0031	BARN, MT AE	0	100	0	0			0.00	100	2014	2014	3	100	5,900	

LAND DESCRIPTION													TOTAL OB/XF				14,450							
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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=22,17] E60 S31 W60 N31 \$												