BEG NW COR OF SEC 6, E 362 FT, S 361.89 FT TO W LINE OF SEC 6, N POB.

DAVIS CHRISTA
1866 SW WESTER DR
LAKE CITY, FL 32024

**2027**

**06-5S-17-09130-013**

## BUILDING CHARACTERISTICS

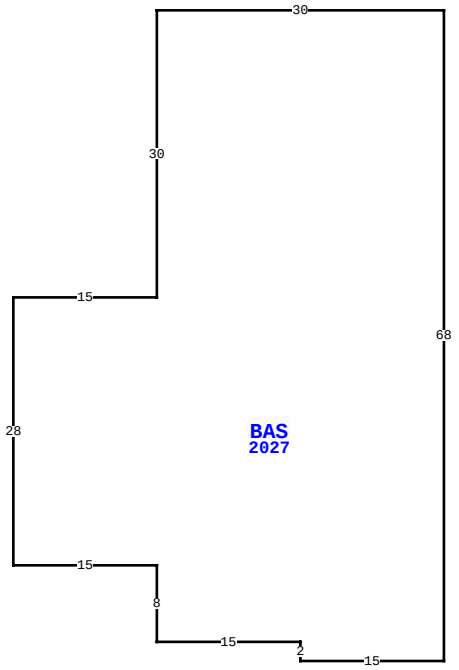
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 00 | N/A 0 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 6517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,430 | 100 | 2027 | 2,430 | 260,525 |
| TOTALS | 2,430 | | | 2,430 | 260,525 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 2,430 | 110.5000 | 109.40 | 265,842 | 2024 | 2024 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 3 0% - 2027 Heated Area: 2430 HX Base Yr




657 SW FINLEY LITTLE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 260,525 |
| TOTAL MARKET OB/XF VALUE | 59,800 |
| TOTAL LAND VALUE - MARKET | 60,120 |
| TOTAL MARKET VALUE | 333,448 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 333,448 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 333,448 |
| TOTAL JUST VALUE | 380,445 |
| NCON VALUE | 320,325 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,120 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055531 | Storage Building | 15,000 | 04/21/2026 |
| 000055121 | Mobile Home | | 02/26/2026 |
| 000054958 | Right-of-Way Acce | | 02/05/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1533/502 | 2/06/2025 | WD | U | V | 11 | 100 |

GRANTOR: TIMMERMAN SHARON

GRANTEE: DAVIS CHRISTA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=9,-10] W30 S30 W15 S28 E15 S8 E15 S2 E15 N68 $

.

## 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 | 0030 | BARN,MT | 0 | 0 | 40 | 40 | 1,600.00 | UT | 15.00 | 15.00 | 100 | 2027 | 2026 | | 100 | 24,000 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2027 | 2026 | | 100 | 7,000 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 40 | 40 | 1.00 | UT | 28,800.00 | 28,800.00 | 100 | 2027 | 2026 | | 100 | 28,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 59,800

| 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 | 0200 | C | MBL HM | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,123 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 48,120 | | | | | | | |

REVIEW DATE 04/28/2026 BY chuck Total Acres: 5.01 Total Land Value: 13,123 Market: 48,120 Agricultural: 1,123 Common: 12,000 PRINTED 11/17/2026 BY SYS