BEG SE COR OF SE1/4 OF NE1/4, RU
662.87 FT, W 667.98 FT, N 662.72
FT, N 1270.51 FT TO S R/W CR-252

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2027

07-4S-16-02792-002

BUILDING CHARACTERISTICS

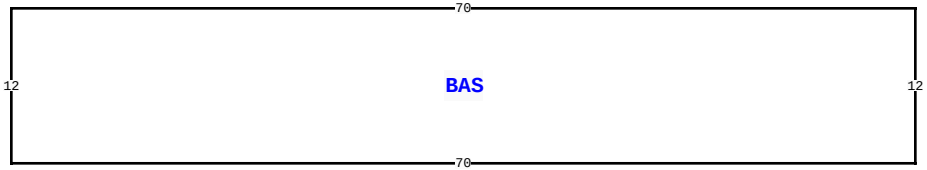
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	21,813
TOTALS	840			840	21,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	108.2050	64.92	54,533	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



425 SW WILD KINGDOM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	20	1996	1996	3	20	300	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	3,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	14	58	812.00	UT	1.50	1.50	100	2014	2014	3	100	1,218	
6	0030	BARN,MT	0	0	42	58	2,436.00	UT	9.00	9.00	75	2014	2014	3	75	16,443	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0030	BARN,MT	0	0	42	75	3,150.00	UT	11.00	11.00	100	2019	2019	3	100	34,650	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,813
TOTAL MARKET OB/XF VALUE	67,286
TOTAL LAND VALUE - MARKET	199,200
TOTAL MARKET VALUE	104,115
SOH/AGL Deduction	0
ASSESSED VALUE	104,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,115
TOTAL JUST VALUE	288,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,299

XFOB:1:1: OLD MH USED AS STORAGE

SALE:1:1: FOR 21.72 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/0262	10/28/1996	WD	Q	V		56,700

GRANTOR: EVERETT A & KATHY J P

GRANTEE: JAY S DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S12 E70 N12$.

LAND DESCRIPTION

TOTAL OB/XF 64,211

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	6200	A	PASTURE 3	0		00	0.00	0.00	32.20	AC		1.00	1.00	1.00	280.00	280.00	9,016							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	32.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	193,200							
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 02/13/2024 BY KS Total Acres: 33.20 Total Land Value: 15,016 Market: 193,200 Agricultural: 9,016 Common: 6,000 PRINTED 11/17/2026 BY SYS

BEG SE COR OF SE1/4 OF NE1/4, RU
662.87 FT, W 667.98 FT, N 662.72
FT, N 1270.51 FT TO S R/W CR-252

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TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,115
TOTAL JUST VALUE	288,299
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/0262	10/28/1996	WD	Q	V		56,700

GRANTOR: EVERETT A & KATHY J P

GRANTEE: JAY S DAVIS

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
11	0252	LEAN-TO W/	0	0	14	75	1,050.00	UT	1.50	1.50	100	2019	2019	3	100	1,575	
12	0252	LEAN-TO W/	0	0	14	75	1,000.00	UT	1.50	1.50	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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

REVIEW DATE 02/13/2024 BY KS Total Acres: 33.20 Total Land Value: 15,016 Market: 193,200 Agricultural: 9,016 Common: 6,000 PRINTED 11/17/2026 BY SYS