THE E 300 FT OF SE1/4 OF SW1/4 E
FT & EX RD R/W & SW1/4 OF SE1/4
PIUTE DR. (AKA LOT 6 PIUTE S/D U

DAVIS KENNETH
206 SE PIUTE WAY
LAKE CITY, FL 32025

**2026**

**09-4S-17-08301-013**

## BUILDING CHARACTERISTICS

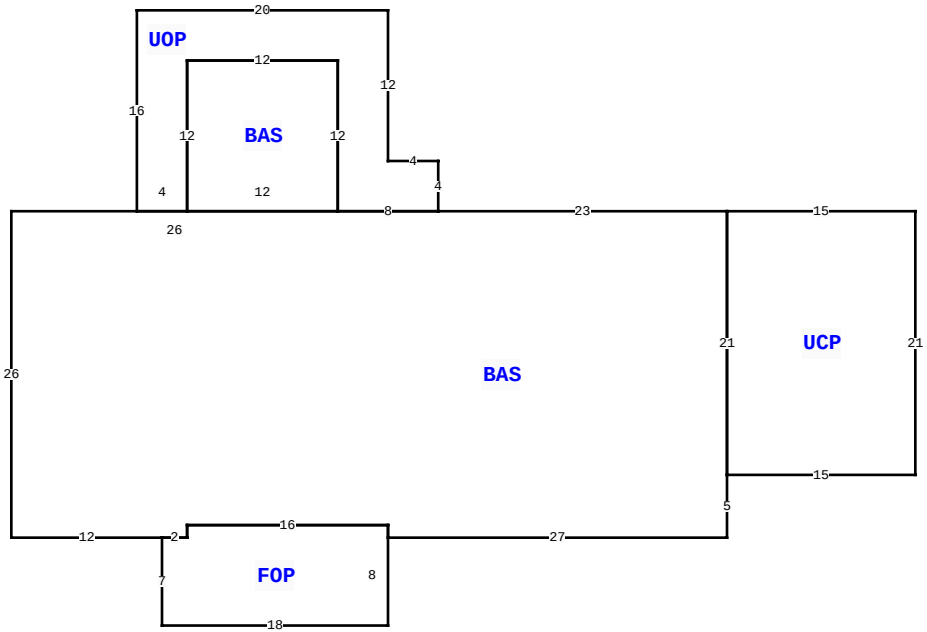
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 9417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 144 | 100 | | 144 | 4,006 |
| BAS | 1,466 | 100 | | 1,466 | 40,778 |
| FOP | 142 | 35 | | 50 | 1,391 |
| UCP | 315 | 20 | | 63 | 1,752 |
| UOP | 192 | 25 | | 48 | 1,335 |
| TOTALS | 2,259 | | | 1,771 | 49,262 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,771 | 115.9000 | 69.54 | 123,155 | 1987 | 1987 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1610 HX Base Yr




206 SE PIUTE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 49,262 |
| TOTAL MARKET OB/XF VALUE | 9,900 |
| TOTAL LAND VALUE - MARKET | 24,960 |
| TOTAL MARKET VALUE | 84,122 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 84,122 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 84,122 |
| TOTAL JUST VALUE | 84,122 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 84,122 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1207/1584 | 12/20/2010 | WD | U | I | 12 | 13,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: KENNETH DAVIS | | | | | | |
| 1193/0230 | 4/07/2010 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (SUSAN | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 UOP= N4 W4 N12 W20 S16 E4 N12 E12 S12 E8$ W8 BAS= N12 W12 S12 E12$ W26 S26E12 FOP= S7 E18 N8 W16 S1 W2$E2 N1 E16 S1 E27 N5 UCP= E15 N21 W15 S21$ N21$.

## 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 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 8 | 1.00 | UT | 400.00 | 400.00 | 50 | 0 | 0 | 3 | 50 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 5 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,900

| 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 | | A-1 | 0.00 | 0.00 | 1.92 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 24,960 | | | | | | | |

REVIEW DATE 04/11/2017 BY BC Total Acres: 1.92 Total Land Value: 24,960 Market: 0 Agricultural: 0 Common: 24,960 PRINTED 06/15/2026 BY SYS