LOT 2 OAKFIELD ACRES S\D PHASE I

714-816, 730-032, 764-1230, 786-

DAVIS CHRISTOPHER/DAVIS MICHAILA CIERRA
1327 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

09-5S-16-03498-202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0300 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

200 SW PRETORIA CT, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	869
SOH/AGL Deduction	0
ASSESSED VALUE	869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	869
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056559	Mobile Home		10/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/874	7/24/2026	WD	Q	V	01	35,000
GRANTOR: SHAW ALPHA PAUL						
GRANTEE: DAVIS CHRISTOPHER						
1539/389	4/22/2025	LE	U	V	14	100
GRANTOR: SHAW ALPHA PAUL						
GRANTEE: SHAW ALPHA PAUL (EN						

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	6200	A	PASTURE 3	0		00	0.00	0.00	4.14	AC		1.00	1.00	0.75	280.00	210.00	869							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 4.14 Total Land Value: 869 Market: 40,000 Agricultural: 869 Common: 0 PRINTED 11/17/2026 BY SYS