COMM SE COR OF SEC, N 39 FT, W 9
POB, CONT W 293.83 FT, N 732.16
S 732.14 FT TO POB.

DAVIDSON STEVE/DAVIDSON PEGGY J
1623 SW BRIM ST
LAKE CITY, FL 32024

2027

12-4S-15-00347-014

BUILDING CHARACTERISTICS

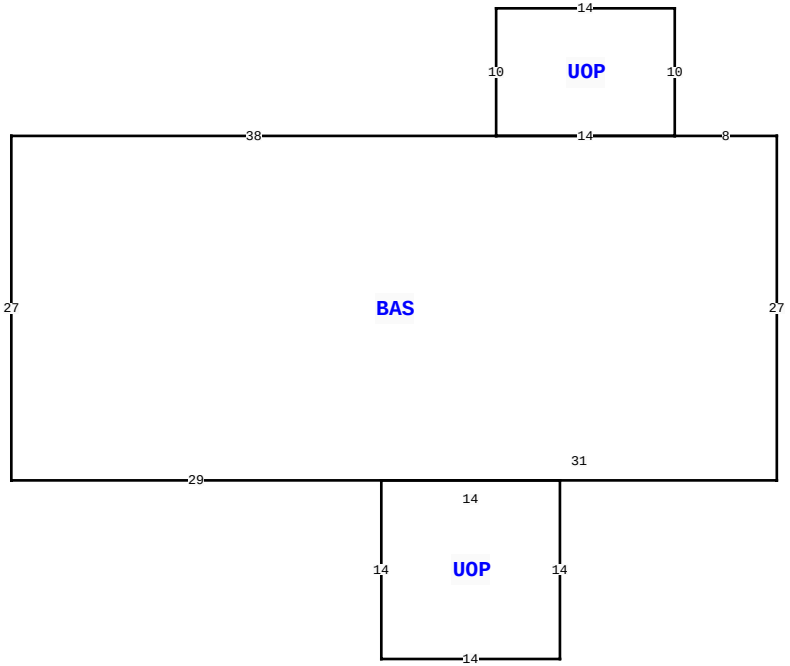
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	39,191
UOP	140	25		35	847
UOP	196	25		49	1,186
TOTALS	1,956			1,704	41,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,704	100.8045	60.48	103,058	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1998 Heated Area: 1620 HX Base Yr 1998



1623 SW BRIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2012	2012	3	100	540	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
6	0020	BARN,FR	0	100	24	30	720.00	UT	10.00	10.00	50	2016	2016	3	50	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,223
TOTAL MARKET OB/XF VALUE		12,940
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		114,283
SOH/AGL Deduction		55,101
ASSESSED VALUE		59,182
TOTAL EXEMPTION VALUE	HX HB	34,182
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,283

SALE:3:1: DEARVANG IS FINANCING THIS SALE
SALE:2:1: GIVING BACK TO FORMER OWNER
PRMT:1:1: DAVIDSON
SALE:1:1: 5.01 AC W/ WELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30179	M H	375	05/21/2012
21627	M H	250	03/17/2004
13183	M H	125	10/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1526	3/15/2022	LE	U	I	14	100
GRANTOR: DAVIDSON STEVE L						
GRANTEE: DAVIDSON STEVE L (E						
1220/1434	8/02/2011	WD	U	I	30	100
GRANTOR: G DEARVANG						
GRANTEE: DAVIDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S27 E29 UOP= S14 E14 N14 W14$ E31 N27 W8 UOP= N10 W14 S10 E14$ W14$.

LAND DESCRIPTION

TOTAL OB/XF 12,940

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS