

15 ACRES IN NE COR OF NE1/4
OF NW1/4, ALSO COMM NW COR OF
NW1/4 OF NE1/4, RUN S 151.96

DUREN MARK DAVIS SR/DUREN JEAN LEA
1604 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02936-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,336	100	
FOP	40	30	
USP	144	35	
UST	72	45	
UST	264	45	
TOTALS	1,856		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0									Heated Area: 1336 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			132,723
TOTAL MARKET OB/XF VALUE			11,970
TOTAL LAND VALUE - MARKET			114,900
TOTAL MARKET VALUE			156,203
SOH/AGL Deduction			85,344
ASSESSED VALUE			70,859
TOTAL EXEMPTION VALUE	HX HB	45,859	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			259,593
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046167	Roof Replacement	8,000	12/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/2593	9/12/2005	WD	Q	I	06	100

GRANTOR: MARY SUE DUREN
GRANTEE: MARK DAVIS SR & JEA

0893/2795	12/22/1999	WD	Q	I	01	78
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GRANTOR: MARY SUE DUREN (LIFE)
GRANTEE: MARK DAVIS SR & JEA

EXTRA FEATURES																
L N	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	0120	CLFENCE 4	0	100	0	0	UT	4.50	4.50	100	1993	1993	3	100	1,800	
2	0040	BARN, POLE	0	100	26	38	UT	2.50	2.50	100	1993	1993	3	100	2,470	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0294	SHED WOOD/	0	100	32	12	UT	0.00	0.00	100	2019	2019	3	100	3,000	
5	0294	SHED WOOD/	0	100	12	24	UT	0.00	0.00	100	2019	2019	3	100	3,000	
6	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	14.32	AC		1.00	1.00	1.00	280.00	280.00	4,010							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	14.32	AC		1.00	1.00	1.00	7,500.00	7,500.00	107,400							