COMM SE COR, RUN W 28.15 FT TO W RD, N ALONG R/W 685.66 FT FOR PO FT, N 342.56 FT, E 848.45 FT TO

DAVIS DAVID WAYNE/DAVIS CYNTHIA S
1632 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

14-5S-16-03617-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00	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

1632 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	25,635
TOTAL LAND VALUE - MARKET	79,920
TOTAL MARKET VALUE	105,555
SOH/AGL Deduction	22,342
ASSESSED VALUE	83,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,213
TOTAL JUST VALUE	105,555
NCON VALUE	5,760
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055599	Mobile Home		05/05/2026
000041352	Electrical Servic	0	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1183	11/18/2020	WD	Q	V	05	105,100
GRANTOR: EMORY L & MELISSA B B						
GRANTEE: WAYNE & CYNTHIA S D						
1424/1180	11/18/2020	WD	U	V	30	0
GRANTOR: DURELLE BAILEY AKA ME						
GRANTEE: EMORY L & MELISSA B						

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
1	0210	GARAGE U	0	0	25	30	1.00	UT	12,000.00	12,000.00	100	2021	2020		100	12,000	
2	0060	CARPORT F	0	0	10	25	1.00	UT	875.00	875.00	100	2021	2020		100	875	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	24	48	1.00	UT	5,760.00	5,760.00	100	2026	2025		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 25,635

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	6.66	AC		1.00	1.00	1.00	12,000.00	12,000.00	79,920							

REVIEW DATE 02/05/2026 BY JB — Total Acres: 6.66 — Total Land Value: 79,920 — Market: 0 — Agricultural: 0 — Common: 79,920 — PRINTED 06/23/2026 BY SYS