COMM NW COR OF SE1/4 OF NW1/4, R
R/W SR-47, RUN SW ALONG R/W 450
SW ALONG R/W 126 FT, NW 200 FT,

DAVIS MELVIN/DAVIS VALERIE
3420 SW SR 247
LAKE CITY, FL 32024

2027

15-4S-16-03007-000

BUILDING CHARACTERISTICS

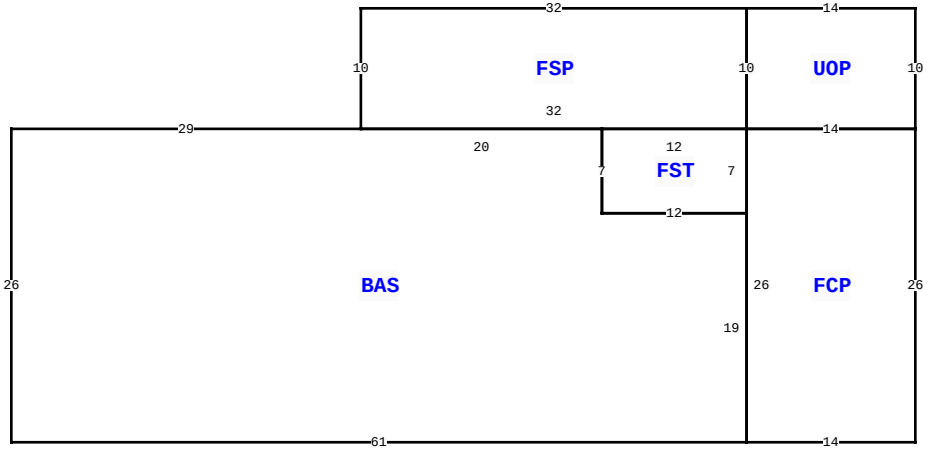
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100		1,502	122,086
FCP	364	25		91	7,397
FSP	320	40		128	10,404
FST	84	55		46	3,739
UOP	140	20		28	2,276
TOTALS	2,410			1,795	145,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	113.6800	125.05	224,465	1969	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1502 HX Base Yr 2004



3420 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,902
TOTAL MARKET OB/XF VALUE	2,112
TOTAL LAND VALUE - MARKET	10,707
TOTAL MARKET VALUE	158,721
SOH/AGL Deduction	43,127
ASSESSED VALUE	115,594
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	64,183
TOTAL JUST VALUE	158,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043248	Roof Replacement	8,000	11/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0999/1386	4/14/2003	WD	Q	I	03	80,000

GRANTOR: ANN H SHEPHERD

GRANTEE: MELVIN & VALERIE DA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S26 E61 FCP= E14 N26 UOP= N10 W14 S10 E14$ W14 S26$
N19 FST= N7 FSP= N10 W32 S10 E32$ W12 S7 E12$ W12 N7 W20$.

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	0296	SHED METAL	0	100	11	16	176.00	UT	12.00	12.00	100	2007	2007	3	100	2,112	

LAND DESCRIPTION

TOTAL OB/XF 2,112

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	0100	C	SFR	100		00	0.00	0.00	0.58	AC		1.00	1.00	1.42	13,000.00	18,460.00	10,707							

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.58 Total Land Value: 10,707 Market: 0 Agricultural: 0 Common: 10,707 PRINTED 11/17/2026 BY SYS