

LOT 11 TRIO PARK S/D.
579-736, 583-669, 593-124, 661-3

DAVIS MICHAEL
307 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

15-4S-17-08360-311

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
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
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,259	100	
FGR	483	55	
FOP	43	30	
TOTALS	1,785		

MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY	
0100	01	1,538	135.2010	154.13	237,052	1986	1990		0	0	35.00	65.00	STANDARD
1 SINGLE FAM 100% - 2019 Heated Area: 1259 HX Base Yr 2019												Tax Group: 2 Tax Dist:	
												BUILDING MARKET VALUE 154,084	
												TOTAL MARKET OB/XF VALUE 20,400	
												TOTAL LAND VALUE - MARKET 22,500	
												TOTAL MARKET VALUE 196,984	
												SOH/AGL Deduction 48,965	
												ASSESSED VALUE 148,019	
												TOTAL EXEMPTION VALUE HX HB 51,411	
												BASE TAXABLE VALUE 96,608	
												TOTAL JUST VALUE 196,984	
												NCON VALUE 0	
												INCOME VALUE	
												PREVIOUS YEAR MKT VALUE 192,613	
												PERMIT NUM DESCRIPTION AMT ISSUED	
												000044319 Storage Building 4,359 04/29/2022	
												000042826 Roof Replacement 11,483 09/24/2021	
												SALES DATA	
												OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE	
												1357/0089 4/02/2018 WD Q I 01 129,000	
												GRANTOR: MARK DUCHARME	
												GRANTEE: MICHAEL DAVIS	
												1053/1380 7/29/2005 WD Q I 128,400	
												GRANTOR: BELYEU	
												GRANTEE: DUCHARME	
												BUILDING NOTES	
												BUILDING DIMENSIONS	
												BAS= W48 S25 FGR= W7 S23 E21N23 W14\$ E14 FOP= S3 E11 N5 W5 S2 W6\$ E6 N2 E5 S5 E23 N28\$.	

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100 0 0
2	0180	FPLC 1STRY	0 100 0 0
3	0258	PATIO	0 100 0 0
4	0120	CLFENCE 4	0 100 0 0
5	0030	BARN, MT	0 100 24 30
6	0294	SHED WOOD/	0 100 0 0
7	0030	BARN, MT	0 100 0 0

TOTAL OB/XF 20,400																
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	0166	CONC, PAVMT	0 100 0 0			1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0 100 0 0			1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0 100 0 0			1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0 100 0 0			1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0030	BARN, MT	0 100 24 30			1.00	UT	13,000.00	13,000.00	100	2023	2022		100	13,000	
6	0294	SHED WOOD/	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
7	0030	BARN, MT	0 100 0 0			1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	CAP
1	0100	C SFR	100

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							