

COMM NW COR OF NW1/4 OF SE1/4,  
 RUN S 316.14 FT TO POB, RUN E  
 335.36 FT, S 157.92 FT, WEST

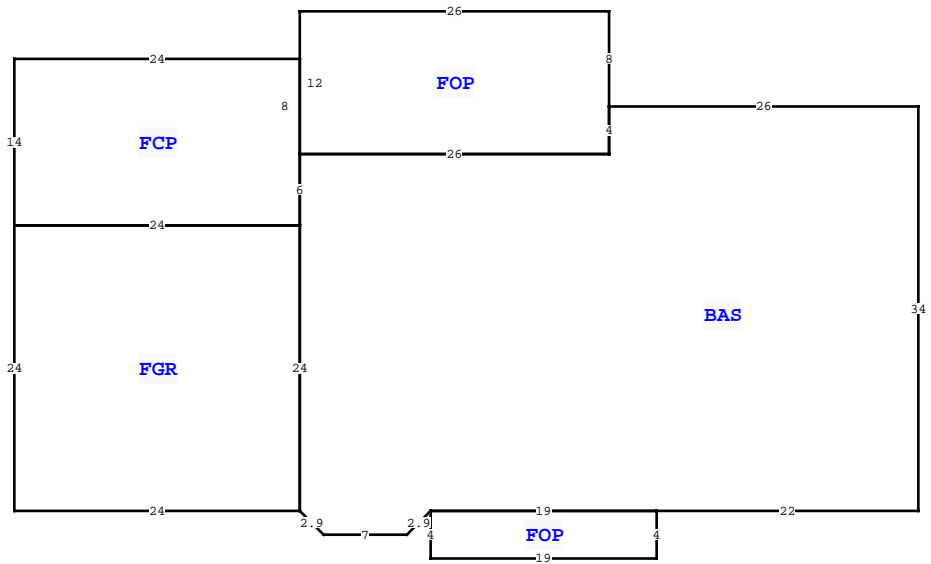
DAVIS NICHOLAS L/DAVIS CORTNEY  
 149 SW LEATHER CT  
 LAKE CITY, FL 32024

**2026**

16-4S-16-03041-015  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 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	1.5 100
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

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%	2015								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	138,969
FCP	336	25		84	6,940
FGR	576	55		317	26,191
FOP	76	30		23	1,901
FOP	312	30		94	7,766
<b>TOTALS</b>	<b>2,982</b>			<b>2,200</b>	<b>181,767</b>

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
5,800											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.12	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11,500.00	11,500.00	12,880							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			181,767
TOTAL MARKET OB/XF VALUE			5,800
TOTAL LAND VALUE - MARKET			12,880
TOTAL MARKET VALUE			200,447
SOH/AGL Deduction			83,734
ASSESSED VALUE			116,713
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			65,302
TOTAL JUST VALUE			200,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1253	10/17/2014	FS	Q	I	01	87,000
GRANTOR: VICTORIA L DAVIS						
GRANTEE: NICHOLAS L & COURTIN						
1272/2767	4/02/2014	CT	U	I	18	63,900
GRANTOR: CLERK OF COURT (PORTE						
GRANTEE: VICTORIA L DAVIS						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 FOP= N8 W26 S12 E26 N4S S4 W26 FCP= N8 W24 S14 E24 N6S S6 FGR= W24 S24 E24 N24S S24 R2 D2 E7 U2 R2 FOP= S4 E19 N4 W19S E19 E22 N34S.											