

THAT PART OF SW1/4 OF SE1/4 LYIN  
 CORINTH RD & SOUTH OF CORINTH BR  
 10 AC AS DESC ORB 679-637 & EX 2

DAVIS ERNEST MICHAEL JR/DAVIS REAGAN  
 223 NW IRONHORSE GLN  
 LAKE CITY, FL 32055

**2026**

17-2S-17-04721-801  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3      Tax Dist:      STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 32,500 <b>TOTAL MARKET VALUE</b> 39,500 <b>SOH/AGL Deduction</b> 8,171 <b>ASSESSED VALUE</b> 31,329 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 31,329 <b>TOTAL JUST VALUE</b> 39,500 <b>NCON VALUE</b> 4,000 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 27,875											
DOR CODE		9901 AC/XFOB																													
MAP NUM		17217.00								MKT AREA		03																			
NEIGHBORHOOD/LOC		1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b> 223 NW IRONHORSE GLN, LAKE CITY BLD DATE:      LGL DATE: 05/08/2026      MLU XF DATE:      LAND DATE: INC DATE:      AG DATE:																															
<b>EXTRA FEATURES</b>																															
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														
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000															
<b>LAND DESCRIPTION</b>																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,500														
<b>REVIEW DATE</b> 05/05/2026 <b>BY</b> robin    Total Acres: 3.25    Total Land Value: 32,500    Market: 0    Agricultural: 0    Common: 32,500 <b>PRINTED 06/08/2026 BY SYS</b>																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054908	Mobile Home		02/10/2026
000054828	Right-of-Way Acce		01/15/2026
000054575	Right-of-Way Acce		11/25/2025
000054578	RV - Recreational		11/25/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1203	1/27/2026	WD	U	V	11	100
GRANTOR: DAVIS ERNEST MICHAEL						
GRANTEE: DAVIS REAGAN						
1425/213	12/01/2020	QC	U	I	11	100
GRANTOR: DAVIS SANDERS L III						
GRANTEE: DAVIS ERNEST MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS