

LOT 33 DAVIS S/D.
433-802, 707-39, 855-940, WD
1063-1455, QC 1337-1620, QC

LANDMART & ASSOCIATES
FINANCIAL GROUP LLC, PO BOX 1524
LIVE OAK, FL 32064

2026

20-2S-16-01657-029



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20216.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
FSP	228	40	
TOTALS	1,380		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	0								
			Heated Area: 1152			HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		34,575	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		16,368	
TOTAL MARKET VALUE		59,543	
SOH/AGL Deduction		7,962	
ASSESSED VALUE		51,581	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		51,581	
TOTAL JUST VALUE		59,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,823	

SALE:1:1: TAX BILL ALREADY C/O WATSON			
PRMT:1:1: WATSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12554	M H	125	05/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/1621	3/29/2017	QC	U	I	12	17,500
GRANTOR: JACOB S WATSON						
GRANTEE: LANDMART & ASSOCIAT						
1337/1620	3/29/2017	QC	U	I	12	17,500
GRANTOR: NAOMI R WATSON F/K/A						
GRANTEE: LANDMART & ASSOCIAT						

EXTRA FEATURES		289 NW CAESAR CT, WHITE SPRINGS															
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2023	2022		100	1,600	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S16 E39 FSP= S12 E19 N12 W19\$ E33 N16\$.	

LAND DESCRIPTION												TOTAL OB/XF												8,600				
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.86	AC		1.00	1.00	0.80	11,000.00	8,800.00	16,368											