COMM NE COR OF NW1/4 OF SE1/4,
RUN W TO W R/W US-441, RUN S
ALONG R/W 417.50 FT FOR POB,

DAVIS NOAH SR
18077 NORTH HWY 441
WHITE SPRINGS, FL 32096

2026

20-2S-17-04752-000

BUILDING CHARACTERISTICS

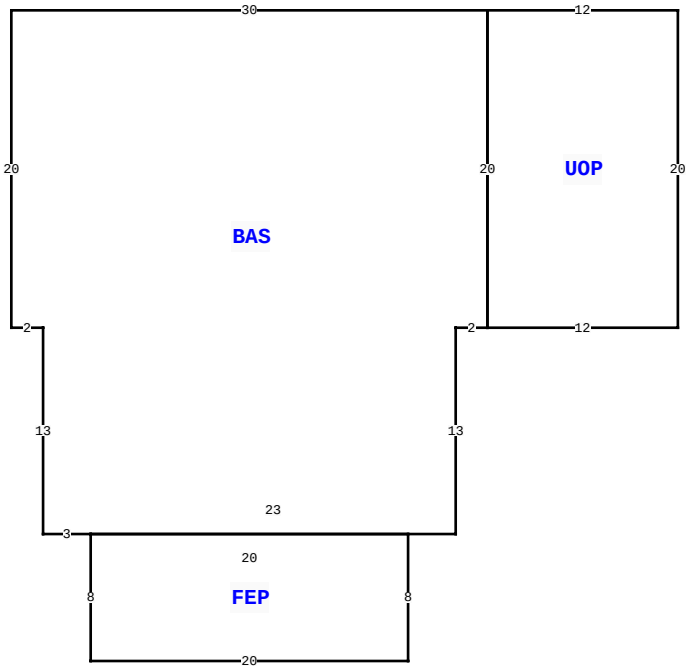
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	53,032
FEP	160	80		128	7,236
UOP	240	20		48	2,714
TOTALS	1,338			1,114	62,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,114	77.6628	86.98	96,896	1945	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 938 HX Base Yr



7826 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,982
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	78,982
SOH/AGL Deduction	611
ASSESSED VALUE	78,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,371
TOTAL JUST VALUE	78,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/2740	7/12/2007	WD	Q	I	06	21,700
GRANTOR: CHRISTOPHER R DAVIS						
GRANTEE: NOAH DAVIS SR						
1021/2510	7/26/2004	WD	Q	I	01	23,500
GRANTOR: NOAH DAVIS III & ALIS						
GRANTEE: CHRISTOPHER R DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S20 E2 S13 E3 FEP= S8 E20 N8 W20$ E23 N13 E2 UOP= E12 N20 W12 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 08/04/2015 BY DF Total Acres: 1.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 06/10/2026 BY SYS