COMM SW COR OF SW1/4 OF SW1/4, R
N R/W C-242 FOR POB, CONT N 610.
FT, S 616.54 FT TO N R/W CR-242,

DAVIS CQ FAMILY REVOCABLE TRUST
14150 CREEKBED CIRCLE
WINTER GARDEN, FL 34787

2027

20-4S-16-03077-009

BUILDING CHARACTERISTICS

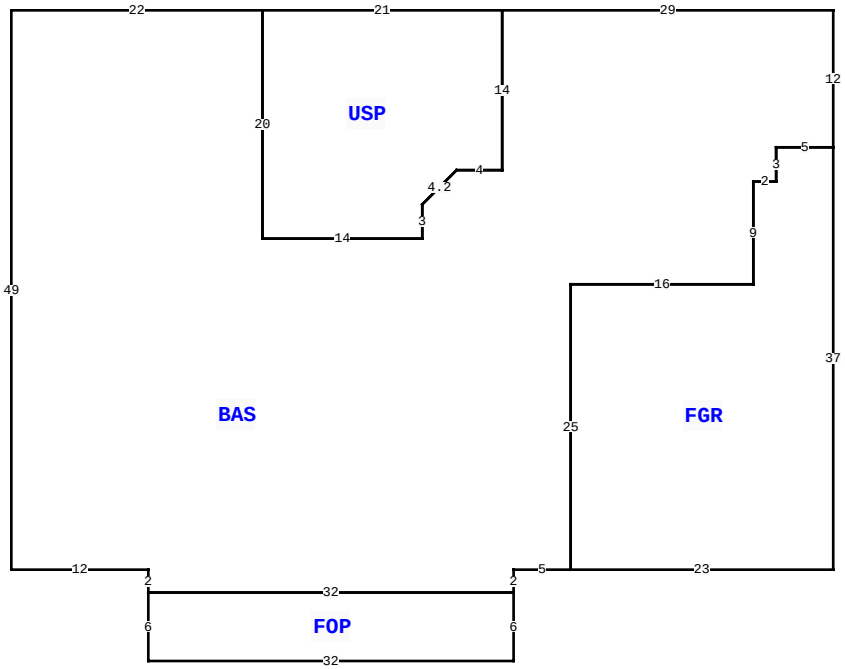
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100		2,557	210,189
FGR	653	55		359	29,510
FOP	192	30		58	4,767
USP	383	35		134	11,015
TOTALS	3,785			3,108	255,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	98.3250	108.16	336,161	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2026 Heated Area: 2557 HX Base Yr



5269 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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
1	0166	CONC,PAVMT	0	0	0	0	802.00	UT	1.13	1.13	100	2001	2001	3	100	902	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	3,670.00	UT	1.25	1.25	80	2006	2006	3	80	3,670	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	255,482
TOTAL MARKET OB/XF VALUE	8,772
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	318,254
SOH/AGL Deduction	0
ASSESSED VALUE	318,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,254
TOTAL JUST VALUE	318,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,884

SALE:1:1: 5 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17511	SFR	395	10/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2791	11/21/2025	WD	U	I	11	100
GRANTOR: DAVIS CEDRIC LYNN JR						
GRANTEE: CQ DAVIS FAMILY REV						
1554/655	8/20/2025	WD	U	I	11	100
GRANTOR: DAVIS CEDRIC LYNN JR						
GRANTEE: DAVIS CQ FAMILY REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 USP= W21 S20 E14 N3 U3 R3 E4 N14$ S14 W4 L3 D3 S3 W14 N20 W22 S49 E12 S2 FOP= S6 E32 N6 W32$ E32 N2 E5 FGR= E23 N37 W5 S3 W2 S9 W16 S25$ N25 E16 N9 E2 N3 E5 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,772

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	5.00	AC		1.00	1.00	0.90	12,000.00	10,800.00	54,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 5.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/16/2026 BY SYS