

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,

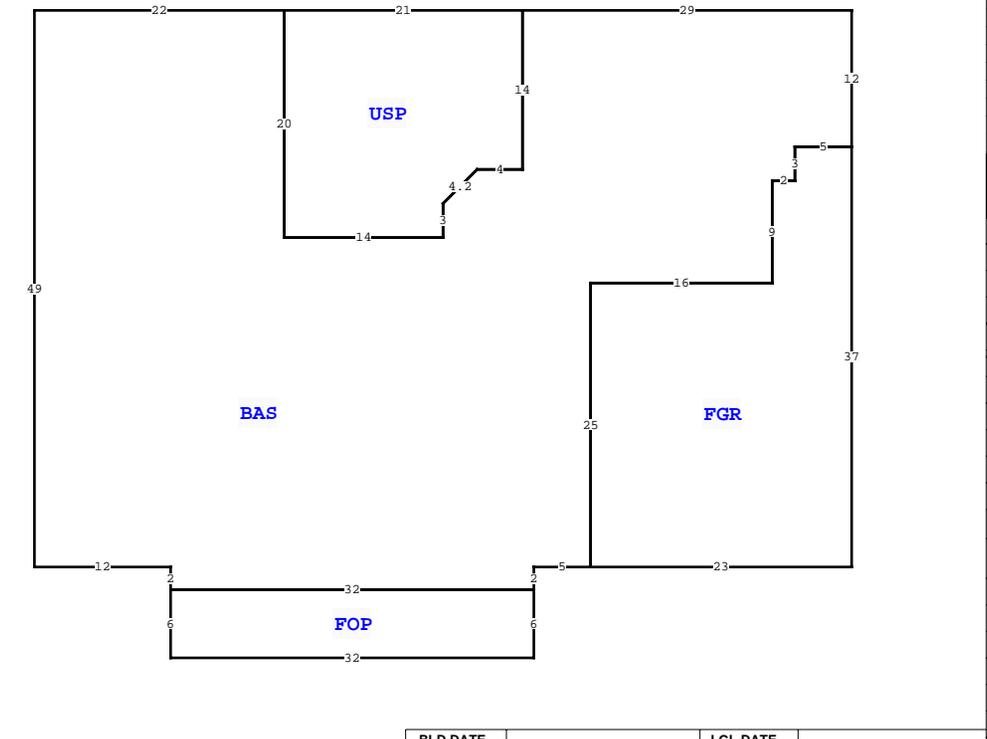
DAVIS CQ FAMILY REVOCABLE TRUST
14150 CREEKBED CIRCLE
WINTER GARDEN, FL 34787

2026

20-4S-16-03077-009
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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 Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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		
0100	01	3,108	98.3250	112.09	348,376	2001	2001	0	0	24.00	76.00		



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	217,827
FGR	653	55		359	30,582
FOP	192	30		58	4,941
USP	383	35		134	11,415
TOTALS	3,785			3,108	264,766

5269 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	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	

TOTAL OB/XF 8,772

LAND DESCRIPTION																								
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	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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			264,766
TOTAL MARKET OB/XF VALUE			8,772
TOTAL LAND VALUE - MARKET			54,000
TOTAL MARKET VALUE			327,538
SOH/AGL Deduction			0
ASSESSED VALUE			327,538
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,538
TOTAL JUST VALUE			327,538
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			321,807
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													
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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\$.