

LOT 3 WEST MEADOW S/D.
849-451, 997-2895, QC 1059-1261,

DAVIS CECILIA S
P O BOX 394
LAKE CITY, FL 32056-0394

2026

20-4S-16-03077-103


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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,000 TOTAL LAND VALUE - MARKET 60,120 TOTAL MARKET VALUE 66,120 SOH/AGL Deduction 18,369 ASSESSED VALUE 47,751 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 47,751 TOTAL JUST VALUE 66,120 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 61,110											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		MKT AREA 01																													
NEIGHBORHOOD/LOC		20416.020 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										5217 SW COUNTY ROAD 242 , LAKE CITY										BLD DATE	LGL DATE										
																				XF DATE	LAND DATE										
																				INC DATE	AG DATE										
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	0296	SHED METAL	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																
2	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000																
TOTAL OB/XF																	6,000														
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	0700	C	MISC RES	0		00	330.00	661.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120														
REVIEW DATE 04/15/2025 BY ks Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 05/12/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36186	SFR	2,570	01/12/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/1975	11/27/2017	WD	U	V	11	100
GRANTOR: CECILIA S BROWN (N/K/)						
GRANTEE: CECILIA S DAVIS						
1268/0777	1/15/2014	WD	Q	V	01	25,000
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: CECILIA S BROWN						

BUILDING NOTES

BUILDING DIMENSIONS