

LOTS 31 & 32 PINE RIDGE S/D.  
639-472,75, 973-2380, WD 982-173

DAVIS JAY  
P O BOX 1508  
LAKE CITY, FL 32056

**2026**

21-3S-16-02240-031  
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UOP	104	25	
TOTALS	1,448		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,370	83.5200	50.11	68,651	1981	1981	0	0	60.00	40.00												
1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	57,454		
TOTAL MARKET OB/XF VALUE	7,600		
TOTAL LAND VALUE - MARKET	35,200		
TOTAL MARKET VALUE	100,254		
SOH/AGL Deduction	16,315		
ASSESSED VALUE	83,939		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	83,939		
TOTAL JUST VALUE	100,254		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	100,254		
LAND:1:1: LOTS 31 & 32; 1.34 AC.			
SALE:1:1: 3 PARCELS - 1 DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20726	M H	125	05/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/0173	4/21/2003	WD	Q	I	03	19,500
GRANTOR: CITIFINANCIAL SERVICE						
GRANTEE: JAY DAVIS						
0973/2380	1/22/2003	CT	Q	I	03	100
GRANTOR: CLERK OF COURT (GOODS)						
GRANTEE: CITIFINANCIAL SERVI						

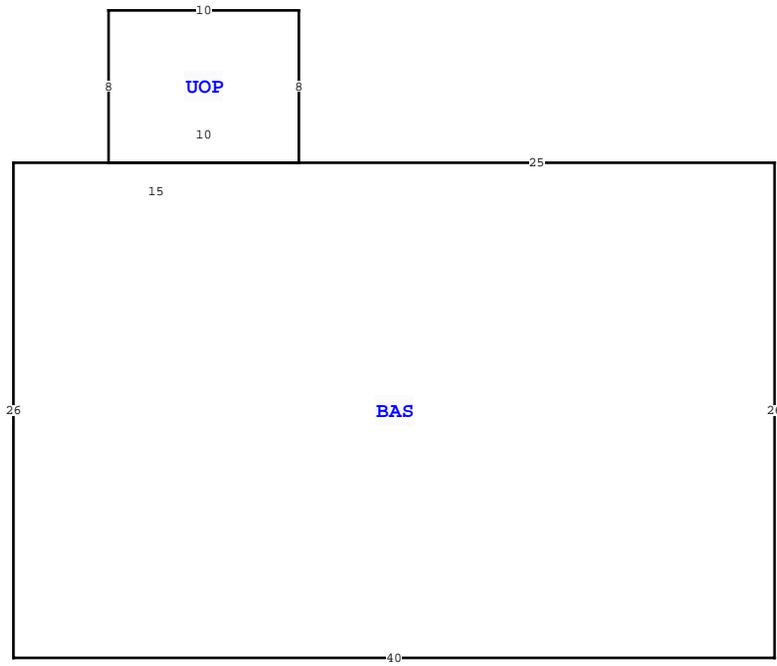
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100
TOTALS 1,448 1,370 27,460											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		RSF/MH	40.00	244.00	2.00	LT	1.00
TOTAL OB/XF 7,600											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W56 S24 E19 UOP= S8 E13 N8 W13\$ E37 N24\$.											

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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
2 MOBILE HME		0% - 0		70.74	74,984	1984	1984	0	0	60.00	40.00
Heated Area: 1040			HX Base Yr								



Quality	05	05			
DOR CODE	0202 MOBILE HOME/M HOME				
MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	21316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	29,428
UOP	80	25		20	566
TOTALS	1,120			1,060	29,994

380 NW LAMAR PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
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

LAND DESCRIPTION															TOTAL OB/XF									
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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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GRANTEE: JAY DAVIS						
0973/2380	1/22/2003	CT Q	Q	I	03	100
GRANTOR: CLERK OF COURT (GOODS)						
GRANTEE: CITIFINANCIAL SERVI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 UOP= N8 W10 S8 E10\$ W15 S26 E40 N26\$.