LOT 12 LAKE JEFFERY PHASE 1

783-131, 940-401, 978-19, WD 118

DAVIS DONALD/DAVIS DIANNE M
250 NW AUBURN PL
LAKE CITY, FL 32055

2026

23-3S-16-02272-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

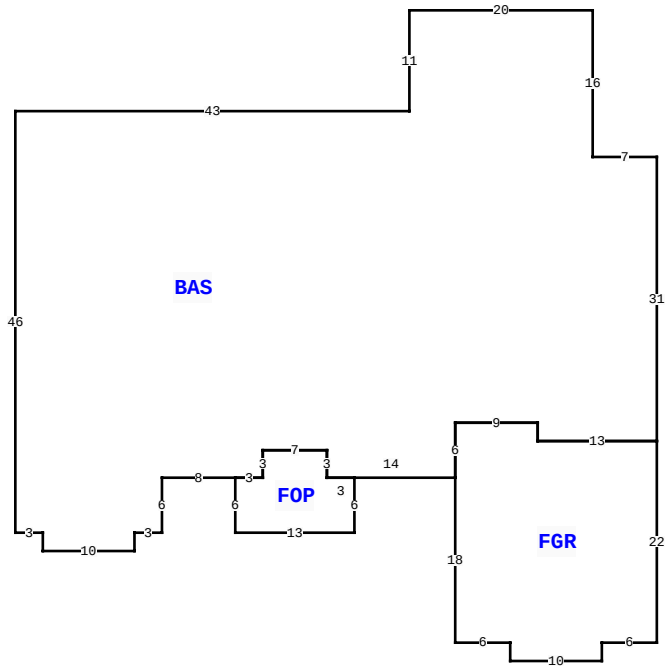
NEIGHBORHOOD/LOC 23316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,974	100		2,974	307,453
FGR	522	55		287	29,670
FOP	99	30		30	3,102
TOTALS	3,595			3,291	340,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,291	117.7715	134.26	441,850	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2019 Heated Area: 2974 HX Base Yr 2019



250 NW AUBURN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,224
TOTAL MARKET OB/XF VALUE		64,381
TOTAL LAND VALUE - MARKET		22,750
TOTAL MARKET VALUE		427,355
SOH/AGL Deduction		101,864
ASSESSED VALUE		325,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,080
TOTAL JUST VALUE		427,355
NCON VALUE		55,281
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051972	Screen Enclosure	35,000	01/03/2025
000050680	Swimming Pool and	92,900	08/27/2024
000050549	Electrical Servic	0	08/14/2024
000045147	Roof Replacement	31,323	08/10/2022
19060	SFR	510	12/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1021	5/29/2018	WD	U	I	11	0
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: DONALD & DIANNE M D						
1361/0563	5/29/2018	WD	Q	I	01	269,900
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: DONALD & DIANNE M D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N16 W20 S11 W43 S46 E3 S2 E10 N2 E3 N6 E8 FOP= S6 E13 N6 W3 N3 W7 S3 W3$ E3 N3 E7 S3 E14 FGR= S18 E6 S2 E10 N2 E6 N22 W13 N2 W9 S6$ N6 E9 S2 E13 N31$.

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	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0280	POOL R/CON	0	100	0	0	540.00	UT	70.00	70.00	100	2026	2025		98	37,044	
10	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2026	2025		95	16,416	

TOTAL OB/XF 62,560

LAND DESCRIPTION

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	100		RSF-	2175.00	315.00	1.00	LT		1.00	1.00	0.65	35,000.00	22,750.00	22,750							

REVIEW DATE 05/16/2025 BY chuck Total Acres: 1.27 Total Land Value: 22,750 Market: 0 Agricultural: 0 Common: 22,750 PRINTED 05/08/2026 BY SYS

LOT 12 LAKE JEFFERY PHASE 1

783-131, 940-401, 978-19, WD 118

DAVIS DONALD/DAVIS DIANNE M
250 NW AUBURN PL
LAKE CITY, FL 32055

2026

23-3S-16-02272-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,224
TOTAL MARKET OB/XF VALUE		64,381
TOTAL LAND VALUE - MARKET		22,750
TOTAL MARKET VALUE		427,355
SOH/AGL Deduction		101,864
ASSESSED VALUE		325,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,080
TOTAL JUST VALUE		427,355
NCON VALUE		55,281
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1021	5/29/2018	WD	U	I	11	0
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: DONALD & DIANNE M D						
1361/0563	5/29/2018	WD	Q	I	01	269,900
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: DONALD & DIANNE M D						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0166	CONC,PAVMT	0	100	0	0	607.00	UT	3.00	3.00	100	2026	2025		100	1,821	

LAND DESCRIPTION

TOTAL OB/XF 1,821

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

REVIEW DATE 05/16/2025 BY chuck Total Acres: 1.27 Total Land Value: 22,750 Market: 0 Agricultural: 0 Common: 22,750 PRINTED 05/08/2026 BY SYS