COMM NE COR OF SE1/4 OF SW1/4, R
W 38.51 FT TO W R/W CR-138 FOR P
FT, W 305 FT, N 328.9 FT, E 305

DAVIS JESSIE/DAVIS SHALYLA
457 SE MELROSE WAY
LAKE CITY, FL 32025

2027

23-7S-16-04300-002

BUILDING CHARACTERISTICS

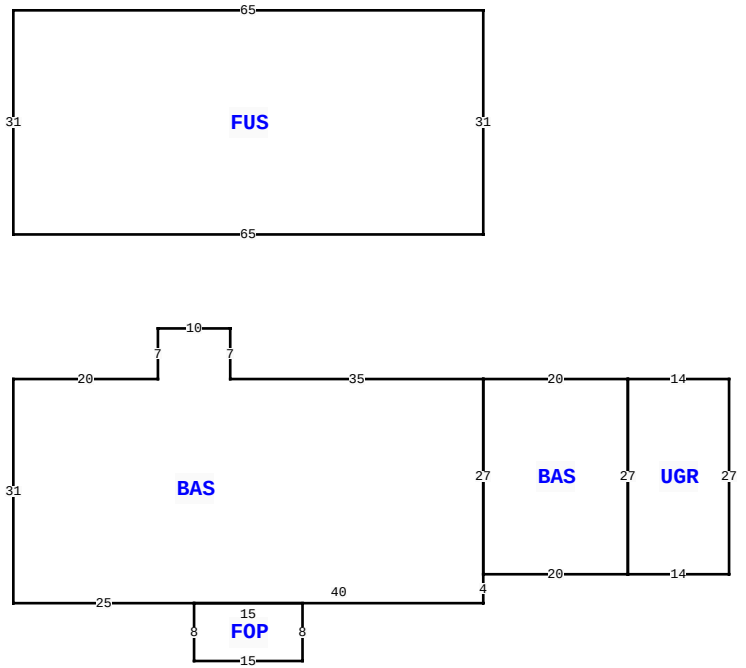
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	21	STONE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	37,157
BAS	2,085	100		2,085	143,467
FOP	120	30		36	2,477
FUS	2,015	100		2,015	138,650
UGR	378	45		170	11,697
TOTALS	5,138			4,846	333,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,846	96.2388	105.86	512,998	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 4640 HX Base Yr



2938 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	333,449
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	36,800
TOTAL MARKET VALUE	372,449
SOH/AGL Deduction	0
ASSESSED VALUE	372,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,449
TOTAL JUST VALUE	372,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053413	Electrical Servic		06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1845	3/24/2022	WD	Q	I	01	300,000
GRANTOR: LEWIS CYNTHIA C						
GRANTEE: DAVIS JESSIE						
0769/2160	1/08/1993	WD	U	I	12	95,000
GRANTOR: O R E O						
GRANTEE: CYNTHIA LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S31 E25 FOP= S8 E15 N8W15$ E40 N4 BAS= E20 UGR= E14 N27 W14 S27$ N27 W20 S27$ N27 W35 N7 W10 S7 W20 $ PTR=N20FUS= N31 E65 S31 W65$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	2.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,800							

REVIEW DATE 09/16/2022 BY CP Total Acres: 2.30 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/17/2026 BY SYS