PART OF W1/2 OF SEC DESC AS FOLL
COMM AT SW COR OF SEC RUN N 1335
E 1197.03 FT FOR POB, CONT E 119

DAVIS JAY S
1925 NW LAKE JEFFERY ROAD
LAKE CITY, FL 32055

# 2027

24-4S-16-03113-000

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 24416.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

484 SW CANNON CREEK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| 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 | 0040 | BARN,POLE | 0 | 0 | 24 | 48 | 1.00 | UT | 5,760.00 | 5,760.00 | 100 | 2025 | 2024 | | 100 | 5,760 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 0 | 12 | 48 | 1.00 | UT | 1,728.00 | 1,728.00 | 100 | 2025 | 2024 | | 100 | 1,728 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 12 | 48 | 1.00 | UT | 1,728.00 | 1,728.00 | 100 | 2025 | 2024 | | 100 | 1,728 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 9,216 |
| TOTAL LAND VALUE - MARKET | 283,150 |
| TOTAL MARKET VALUE | 22,012 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 22,012 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 22,012 |
| TOTAL JUST VALUE | 292,366 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 292,366 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38624 | PUMP/UTPOL | 50 | 09/18/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1352/2407 | 2/02/2018 | WD | U | V | 12 | 185,000 |
| GRANTOR: PEOPLES STATE BANK | | | | | | |
| GRANTEE: JAY S DAVIS | | | | | | |
| 1259/2735 | 8/13/2013 | QC | U | V | 12 | 374,400 |
| GRANTOR: PETER W GIEBEIG | | | | | | |
| GRANTEE: PEOPLES STATE BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 9,216

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 44.63 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 12,496 | | | | | | | |
| 2 | 5997 | A | RIVERS/BAYS/ | 0 | | A-1 | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 300 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 56.63 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 283,150 | | | | | | | |

REVIEW DATE 02/25/2025 BY JB Total Acres: 56.63 Total Land Value: 12,796 Market: 283,150 Agricultural: 12,796 Common: 0 PRINTED 11/16/2026 BY SYS