

BEG NW COR OF NW1/4 OF SEC 28, S
374.74 FT, N 658.34 FT TO N LINE
374.76 FT TO POB.

DAVIS RUSSELL E/DAVIS LYNNDA M
390 NE HUNT LN
LAKE CITY, FL 32055

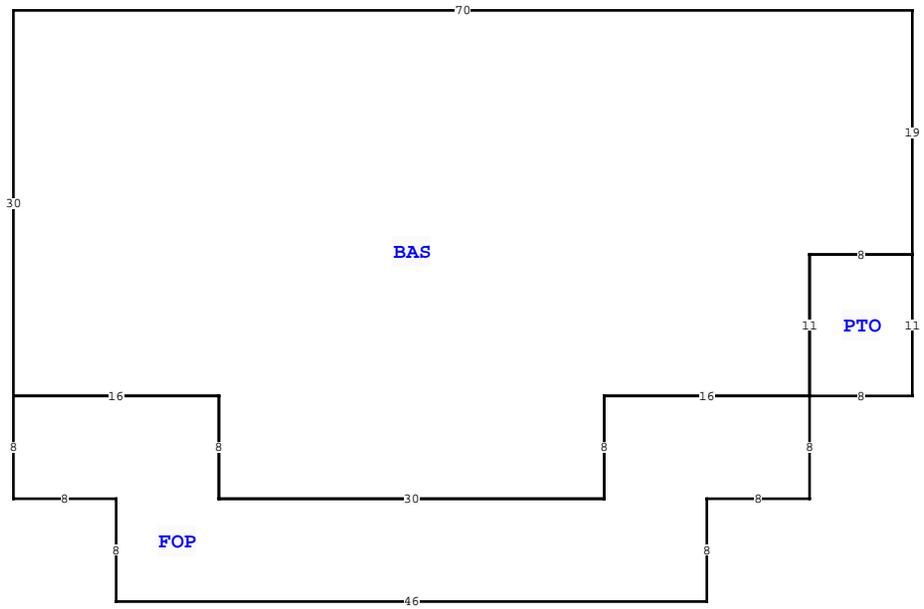
2026

28-2S-17-04771-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
01	NONE 100				
02	CONVECTION 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
01	NONE 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
	MAP NUM	MKT AREA	03		
NEIGHBORHOOD/LOC		28217.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	163,477
FOP	624	30		187	13,575
PTO	88	5		4	291
TOTALS	2,964			2,443	177,342

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0			272,834	1992	1992	0	0	35.00	65.00
			Heated Area: 2252			HX Base Yr					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		177,342	
TOTAL MARKET OB/XF VALUE		2,700	
TOTAL LAND VALUE - MARKET		24,425	
TOTAL MARKET VALUE		184,844	
SOH/AGL Deduction		75,997	
ASSESSED VALUE		108,847	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		57,436	
TOTAL JUST VALUE		204,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,817	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001560	SFR	48,000	08/08/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2224	12/19/2024	LE	U	I	14	100

GRANTOR: DAVIS RUSSELL E
GRANTEE: DAVIS RUSSELL E (EN)

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W70 S30 FOP= S8 E8 S8 E46 N8 E8 N8 W16 S8 W30 N8 W16\$ E16 S8 E30 N8 E16 PTO= E8 N11 W8 S11\$ N11 E8 N19\$.	

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
1	0040	BARN, POLE	0	100	36	45	1.00	UT	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2011	2011	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	300	

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.65	AC		1.00	1.00	1.00	280.00	280.00	1,302							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.65	AC		1.00	1.00	1.00	4,500.00	4,500.00	20,925							