COMM NW COR OF NW1/4 OF SEC 28,
POB, CONT E 956.44 FT TO NE COR
NW1/4, S 1322.65 FT TO SE COR OF

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

2026

28-2S-17-04771-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
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	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	151,350
TOTAL MARKET VALUE	8,476
SOH/AGL Deduction	0
ASSESSED VALUE	8,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,476
TOTAL JUST VALUE	151,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2226	12/19/2024	LE	U	V	14	100

GRANTOR: DAVIS RUSSELL E

GRANTEE: DAVIS RUSSELL E (EN

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	30.27	AC		1.00	1.00	1.00	280.00	280.00	8,476							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.27	AC		1.00	1.00	1.00	5,000.00	5,000.00	151,350							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 30.27 Total Land Value: 8,476 Market: 151,350 Agricultural: 8,476 Common: 0 PRINTED 06/08/2026 BY SYS