

PART OF LOT 8 BLOCK B RANCHETTES
NE COR OF SEC, W 2250.30 FT, S 1
POB, CONT S 79.31 FT, W 271.86 F

DAVICH RANA L/BROWN CRYSTAL MIKELL
1277 NW BROWN RD
LAKE CITY, FL 32055

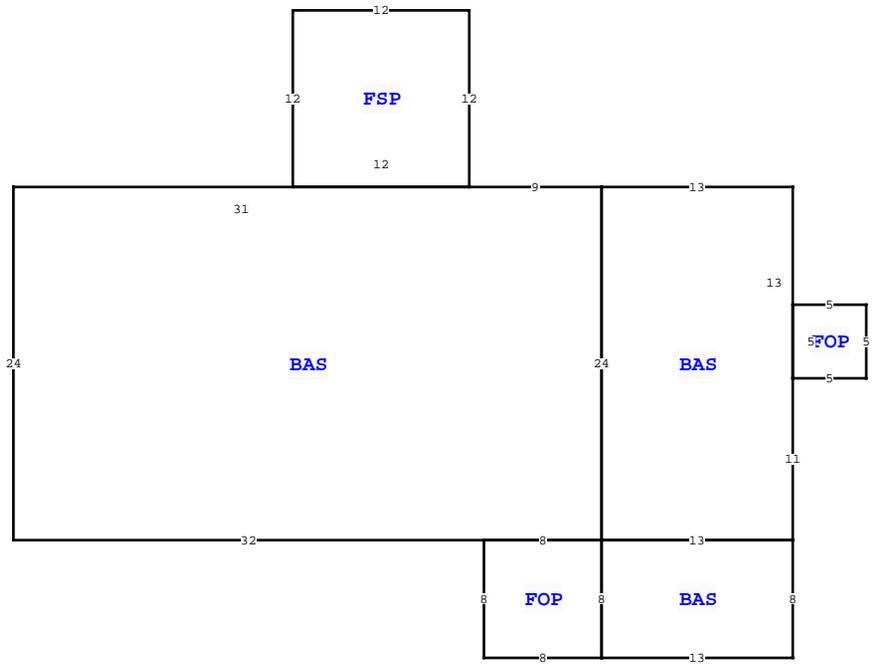
2026

28-3S-16-02359-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET 70	
Interior Floor	15	HARDTILE 30	
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	104	100	
BAS	312	100	
BAS	960	100	
FOP	25	30	
FOP	64	30	
FSP	144	40	
TOTALS	1,609		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,461	113.5530	129.45	189,126	1989	1998	0	0	33.75	66.25	
1 SINGLE FAM 100% - 2010 Heated Area: 1376 HX Base Yr 2010												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	125,296			
TOTAL MARKET OB/XF VALUE	915			
TOTAL LAND VALUE - MARKET	9,750			
TOTAL MARKET VALUE	135,961			
SOH/AGL Deduction	46,410			
ASSESSED VALUE	89,551			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	38,140			
TOTAL JUST VALUE	135,961			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	136,087			

PRMT:1:1: NO CHARGE DUE TO BURN OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042964	Roof Replacement	12,100	10/15/2021
14207	REMODEL	0	06/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/1295	12/18/2009	QC	U	I	11	100

GRANTOR: RANDY & RANA DAVICH
GRANTEE: RANA L DAVICH & CRY
0681/0099 4/06/1989 WD Q V 5,300
GRANTOR: MCLEOD CONSTRUCTION
GRANTEE: DAVICH RANDY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2022	MLU

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	343.00	UT	1.50	1.50	100	1998	1998	3	100	515	

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		RSF/MH	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							