W1/2 OF SE1/4 OF NE1/4 OF SW1/4.
840-2362, 854-2406, 885-2550 THR

DAVID JAMES E SR/DAVID LORA L
169 SW DUCK GLN
LAKE CITY, FL 32024

**2026**

**28-4S-16-03220-003**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 28416.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 57,630 |
| TOTAL MARKET VALUE | 57,630 |
| SOH/AGL Deduction | 5,332 |
| ASSESSED VALUE | 52,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,298 |
| TOTAL JUST VALUE | 57,630 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,828 |

LAND:2:1: JOINS ADJACENT PRCL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1562/744 | 2/12/2026 | LE | U | V | 14 | 100 |
| GRANTOR: DAVID JAMES E SR | | | | | | |
| GRANTEE: DAVID JAMES E SR (E | | | | | | |
| 1336/1157 | 5/04/2017 | WD | Q | V | 01 | 45,000 |
| GRANTOR: RALPH NORRIS TRUSTEE | | | | | | |
| GRANTEE: JAMES E DAVID SR & | | | | | | |

### 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 | 9900 | C | AC NON-AG | 0 | | A-1 | 0.00 | 0.00 | 5.65 | AC | | 1.00 | 1.00 | 0.85 | 12,000.00 | 10,200.00 | 57,630 | | | | | | | |

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.65 Total Land Value: 57,630 Market: 0 Agricultural: 0 Common: 57,630 PRINTED 06/08/2026 BY SYS