N 1/2 OF LOT 3 & LOT 4 CAMPHOR
KNOLL ESTATES S/D.

DAVIS BRIAN ISAIAH
259 SE MONTROSE AVE
LAKE CITY, FL 32025

2027

33-3S-17-06592-000

BUILDING CHARACTERISTICS

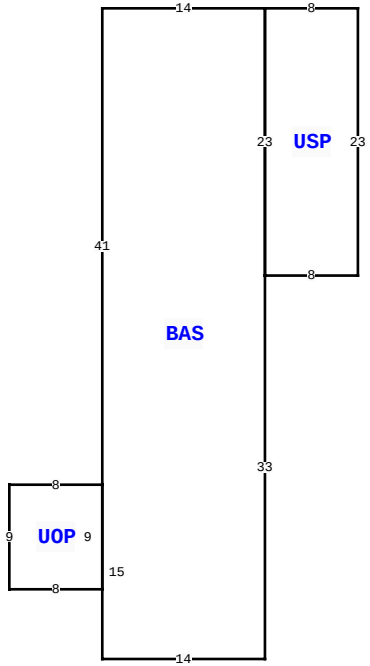
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,675
UOP	72	25		18	291
USP	184	35		64	1,035
TOTALS	1,040			866	14,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	866	89.8200	53.89	46,669	1984	1984	10	0	0	60.00	30.00

1 MOBILE HME 100% - 2012 Heated Area: 784 HX Base Yr 2012



259 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		14,001
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		4,150
TOTAL MARKET VALUE		21,551
SOH/AGL Deduction		8,783
ASSESSED VALUE		12,768
TOTAL EXEMPTION VALUE	HX HB	12,768
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		21,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		21,551

SALE:4:1: INCLUDED 06410-000 - 2 DEEDS $15,000@

SALE:3:1: $.70 STAMPS

SALE:2:1: LOT 4 BLK 29

PRMT:1:1: 14X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7440	M H	60	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0727	6/09/2011	WD	Q	I	05	19,000
GRANTOR: MICHAEL J JR & KATHER						
GRANTEE: BRIAN ISAIAH DAVIS						
1176/0869	6/17/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MICHAEL J JR & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S41 UOP= W8 S9 E8 N9$ S15 E14 N33 USP= E8 N23 W8 S23$ N23$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0200	C	MBL HM	100		RSF/MH	50.00	85.00	0.50	LT		1.00	1.00	1.00	8,300.00	8,300.00	4,150							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.10 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 11/17/2026 BY SYS