LOT 20 BLOCK B BELLAIRE S/D.
696-215, DC 988-2031,

MCGUIRE TRACI LYNE DAVIS
214 SE GREG PL
LAKE CITY, FL 32025

2027

34-3S-17-06989-020

BUILDING CHARACTERISTICS

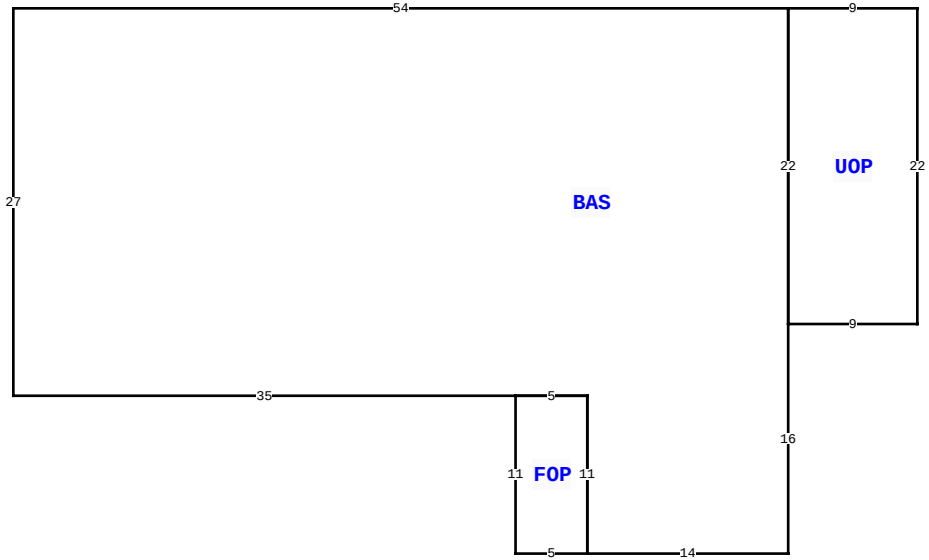
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	121,021
FOP	55	30		16	1,201
UOP	198	20		40	3,003
TOTALS	1,865			1,668	125,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	105.0000	115.50	192,654	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1612 HX Base Yr



214 SE GREG PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	125	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0261	PRCH, UOP	0	0	22	9	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,225
TOTAL MARKET OB/XF VALUE	1,025
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	144,750
SOH/AGL Deduction	0
ASSESSED VALUE	144,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,750
TOTAL JUST VALUE	144,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044077	Electrical Servic	0	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0386	4/23/2019	WD	Q	I	01	50,000
GRANTOR: BRUCE E BROWN						
GRANTEE: TRACI LYNE DAVIS-MC						
1172/0655	1/14/2009	WD	U	I	14	28,900
GRANTOR: LOIS S ASAY (LIFE EST						
GRANTEE: BRUCE E BROWN (REMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E35 FOP= S11 E5N11W5$ E5 S11 E14 N16 UOP= E9 N22 W9 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,025

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	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/28/2022 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS