LOT 17 BLOCK C BELLAIRE S/D.

379-283, PB 1223-1170

DAVIS JAMES ROBERT
806 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07000-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

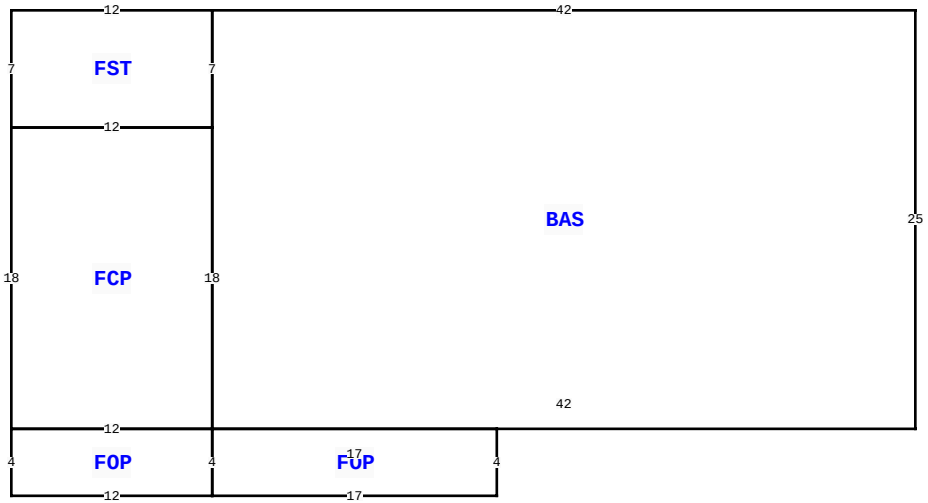
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	90,316
FCP	216	25		54	4,645
FOP	48	30		14	1,204
FOP	68	30		20	1,721
FST	84	55		46	3,957
TOTALS	1,466			1,184	101,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	116.0760	132.33	156,679	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1050 HX Base Yr 2012



806 SE DEFENDER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,841
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		121,491
SOH/AGL Deduction		55,856
ASSESSED VALUE		65,635
TOTAL EXEMPTION VALUE	HX HB	40,635
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1123/1170	10/19/2011	PB	U	I	11	0

GRANTOR: CLERK OF COURT (ELLA

GRANTEE: JAMES ROBERT DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S7 E12 N7$S7 FCP= W12 S18 FOP= S4 E12 N4 W12$ E12 N18$S18 FOP= S4 E17 N4 W17$ E42N25$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	9	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	100		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 01/23/2017 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS