LOT 25 BLOCK C BELLAIRE S/D.

LE 1212-1667, DC 1381-479, WD 13

DAVIS KYLE S
670 SE DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-07005-000

BUILDING CHARACTERISTICS

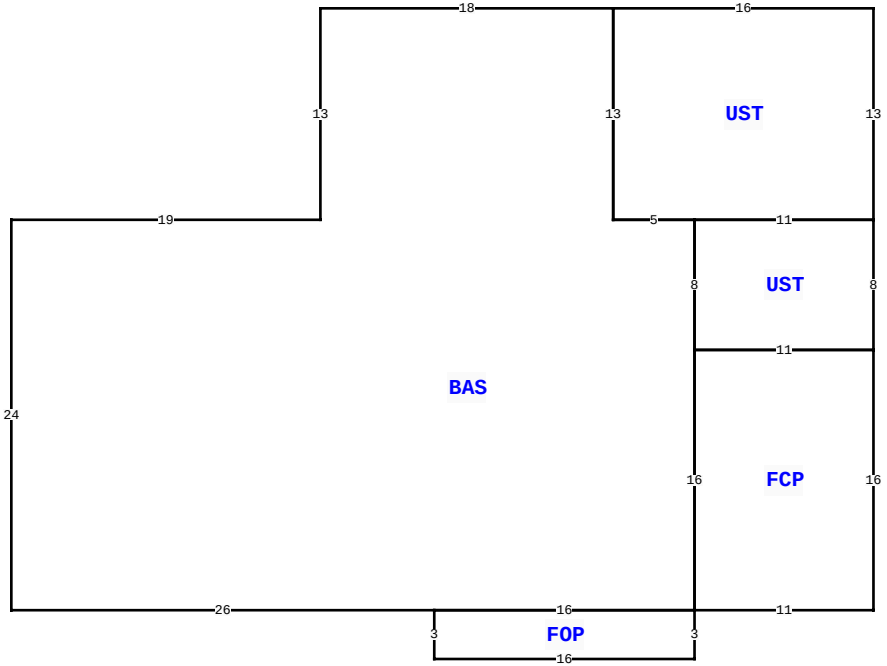
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,242	100		1,242	126,011
FCP	176	25		44	4,464
FOP	48	30		14	1,420
UST	88	45		40	4,059
UST	208	45		94	9,537
TOTALS	1,762			1,434	145,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	131.7680	144.94	207,844	1969	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 1242 HX Base Yr 2020



670 SE DEFENDER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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		145,491
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,891
SOH/AGL Deduction		45,266
ASSESSED VALUE		119,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,214
TOTAL JUST VALUE		164,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18497	REMODEL	65	07/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1582	7/23/2026	WD	Q	I	01	215,000
GRANTOR: PEARCE JESSICA MARIE						
GRANTEE: DAVIS KYLE S						
1381/0485	3/18/2019	WD	Q	I	01	109,900
GRANTOR: JUDITH LYNN JOHNSON A						
GRANTEE: JESSICA MARIE PEARC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S24 E26 FOP= S3 E16 N3 W16$ E16 FCP= E11 N16 W11 S16$ N16 UST= E11 N8 W11 S8$ N8 UST= E11 N13 W16 S13 E5$ W5 N13 W18 S13$.

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	200	
3	0296	SHED METAL	0	100	9	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 900

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 11/16/2026 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS