LOTS 2 & 3 BLOCK 2 ANDREWS PARK
OF LOT 3 DESC AS: BEG AT NE COR
210.80 FT TO NW COR OF LOT 3, RU

DAVIS JAMES/DAVIS GREGORY
256 SE BOY WAY
LAKE CITY, FL 32025

2027

34-3S-17-07039-000

BUILDING CHARACTERISTICS

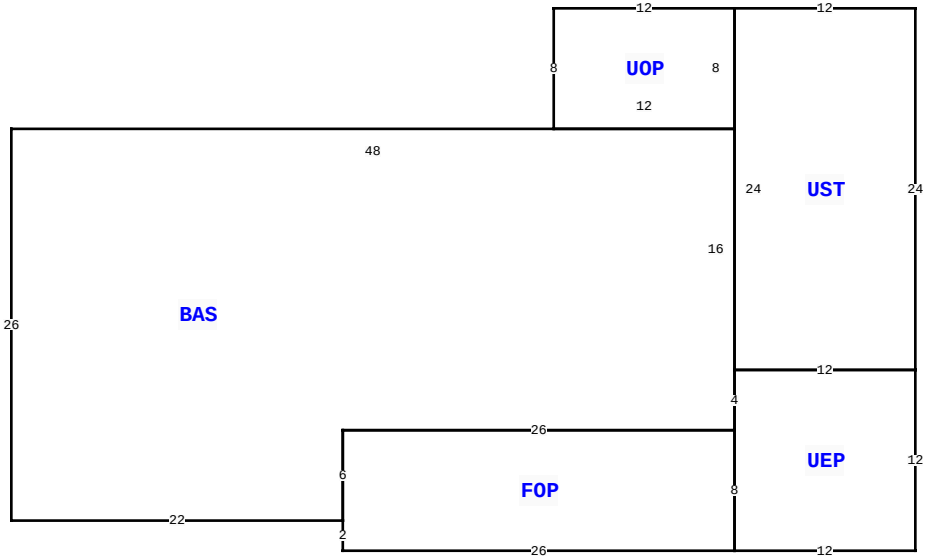
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34317.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	71,321
FOP	208	30		62	4,050
UEP	144	60		86	5,617
UOP	96	20		19	1,241
UST	288	45		130	8,490
TOTALS	1,828			1,389	90,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	91.3500	100.48	139,567	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1092 HX Base Yr 2012



256 SE BOY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	26	28	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		90,719
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		8,625
TOTAL MARKET VALUE		101,844
SOH/AGL Deduction		39,569
ASSESSED VALUE		62,275
TOTAL EXEMPTION VALUE	HX HB	37,275
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0245	7/15/2011	QC	U	I	11	100

GRANTOR: ROY & JUDY STATEN, JA

GRANTEE: JUDY STATEN, JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S26 E22 FOP= S2 E26 N8 W26 S6$ N6 E26 UEP= S8 E12 N12 W12 S4$ N4 UST= E12 N24 W12 S24$ N16 UOP= N8 W12 S8 E12$ W48$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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			0.00	0.00	0.75	AC		1.00	1.00	1.00	11,500.00	11,500.00	8,625							

REVIEW DATE 02/02/2017 BY DF Total Acres: 0.75 Total Land Value: 8,625 Market: 0 Agricultural: 0 Common: 8,625 PRINTED 11/17/2026 BY SYS