COMM 2386.13 FT N OF SW COR OF
SEC, RUN E 440 FT FOR A POB,
RUN N 201.62 FT TO N LINE OF

DAVIS WALTER P
171 SW ROLAMITE GLEN
LAKE CITY, FL 32024

2026

34-4S-16-03274-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

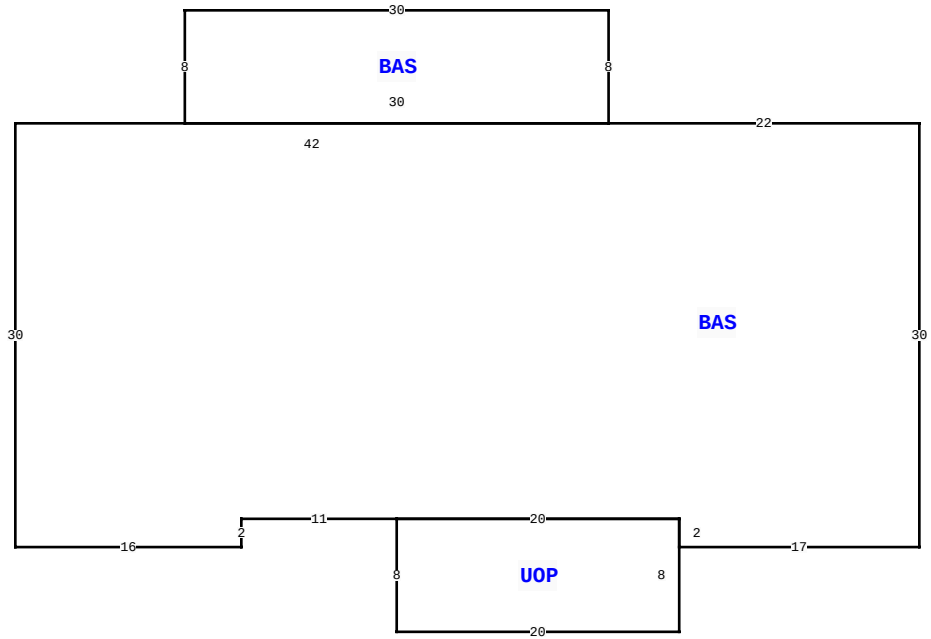
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	7,348
BAS	1,858	100		1,858	56,884
UOP	160	25		40	1,225
TOTALS	2,258			2,138	65,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,138	121.5000	76.54	163,643	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 2098 HX Base Yr



290 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,457
TOTAL MARKET OB/XF VALUE	18,906
TOTAL LAND VALUE - MARKET	22,400
TOTAL MARKET VALUE	106,763
SOH/AGL Deduction	10,588
ASSESSED VALUE	96,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,175
TOTAL JUST VALUE	106,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,650

XFOB:1:1: REGAL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/1468	9/24/2018	WD	Q	I	01	85,000
GRANTOR: JAMES JR & IDA MOORE						
GRANTEE: WALTER P DAVIS						
0610/0687	12/01/1986	WD	Q	V	01	8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N8 W30 S8 E30$W42 S30 E16 N2 E11 UOP= S8 E20 N8 W20$ E20 S2 E17 N30$.

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	1,084.00	UT	2.00	2.00	75	1993	1993	3	75	1,626	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	60	1993	1993	3	60	480	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	40	1993	1993	3	40	160	
6	0210	GARAGE U	0	0	24	24	576.00	UT	10.00	10.00	100	1993	1993	3	100	5,760	
7	0296	SHED METAL	0	0	10	14	140.00	UT	12.00	12.00	100	2007	2007	3	100	1,680	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 18,906

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	28,000.00	22,400.00	22,400							

REVIEW DATE 07/24/2019 BY BC Total Acres: 1.95 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 05/08/2026 BY SYS