

BEG SE COR OF NE1/4 OF NE 1/4, W
712.03 FT, W 89.57 FT, N 509.21
KING ST, E ALONG R/W 255.88 FT,

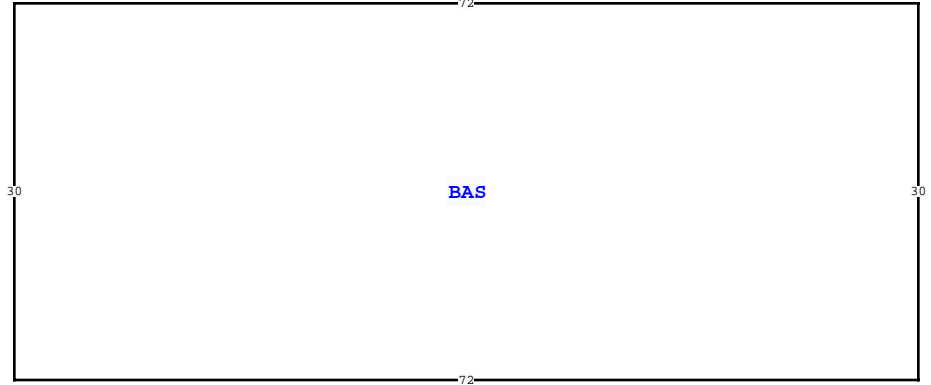
DAVIS FAMILY TRUST DATED FEBRUARY 6, 2023
888 SW KING ST
LAKE CITY, FL 32024

2026

35-4S-16-03282-019
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
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
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	
TOTALS	2,160		2,160 214,897

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	100%	- 2018								Heated Area: 2160	HX Base Yr 2018



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			214,897
TOTAL MARKET OB/XF VALUE			33,050
TOTAL LAND VALUE - MARKET			74,090
TOTAL MARKET VALUE			260,045
SOH/AGL Deduction			74,579
ASSESSED VALUE			185,466
TOTAL EXEMPTION VALUE	HX HB 13		185,466
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			322,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047547	Storage Building	25,419	06/26/2023
000047548	Storage Building	10,947	06/26/2023
35137	M H	450	04/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/374	2/06/2023	WD	U	I	11	100
GRANTOR: DAVIS TRACY						
GRANTEE: DAVIS FAMILY TRUST						
1315/1233	5/23/2016	WD	U	V	30	100
GRANTOR: ALLIE G CLARK						
GRANTEE: TRACY & WESLEY DAVI						

EXTRA FEATURES																
L N	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	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	100	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	UT	10,800.00	10,800.00	100	2024	2023		100	10,800	
5	0030	BARN,MT	0	100	0	0	UT	11,250.00	11,250.00	100	2024	2023		100	11,250	
6	0251	LEAN TO W/	0	100	0	0	UT	2,700.00	2,700.00	100	2024	2023		100	2,700	

TOTAL OB/XF														33,050
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
			04/22/2026			MLU								

BUILDING NOTES													
BAS= W72 S30 E72 N30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,100							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.11	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,990							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.11	AC		1.00	1.00	1.00	281.00	281.00	1,998							