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

2027

35-4S-16-03282-019

BUILDING CHARACTERISTICS

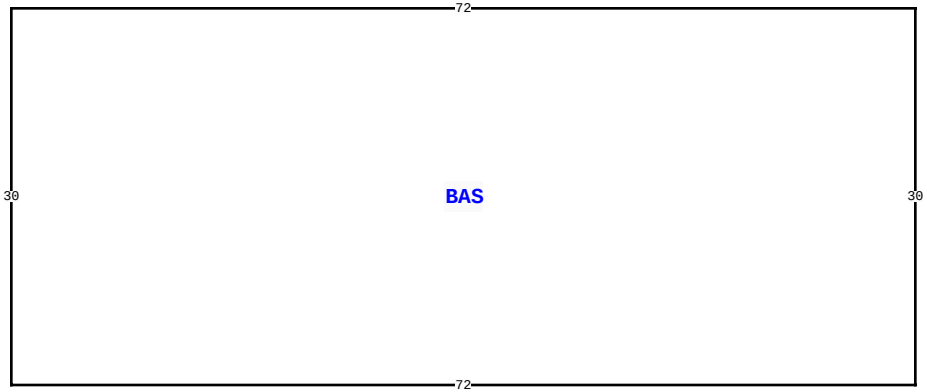
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	214,897
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
0210	02	2,160	126.0000	118.44	255,830	2017	2017	0	0	0	16.00	84.00

1 MODULAR 1 100% - 2018 Heated Area: 2160 HX Base Yr 2018



888 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	2019	2019	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2024	2023		100	10,800	
5	0030	BARN,MT	0	100	0	0	1.00	UT	11,250.00	11,250.00	100	2024	2023		100	11,250	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,700.00	2,700.00	100	2024	2023		100	2,700	

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		69,075
ASSESSED VALUE		190,970
TOTAL EXEMPTION VALUE	HX HB 13	190,970
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		322,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,037

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

LAND DESCRIPTION

TOTAL OB/XF 33,050

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	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							

REVIEW DATE 03/04/2026 BY robin Total Acres: 8.12 Total Land Value: 12,098 Market: 63,990 Agricultural: 1,998 Common: 10,100 PRINTED 11/17/2026 BY SYS