BEG NW COR OF NE1/4 OF NW1/4, RU
210 FT, W 420 FT, N 210 FT TO PO

DAVIS TRACI
219 SE GREG PL
LAKE CITY, FL 32025

2027

36-4S-15-00412-002

BUILDING CHARACTERISTICS

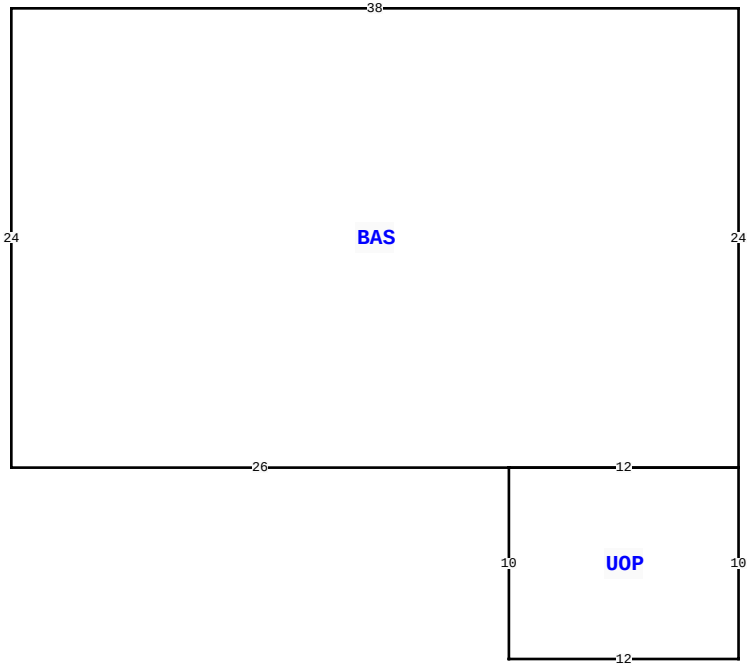
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	34,056
UOP	120	20		24	896
TOTALS	1,032			936	34,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	52.2288	57.45	53,773	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



1824 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,597
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	73,097
SOH/AGL Deduction	0
ASSESSED VALUE	73,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,097
TOTAL JUST VALUE	73,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0030	7/17/2015	QC	U	I	11	20,200
GRANTOR: TRACI DAVIS						
GRANTEE: TRACI DAVIS & JOHN						
1004/1933	1/16/2004	QC	Q	I	03	100
GRANTOR: NATHANIEL WATSON						
GRANTEE: TRACI DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E26 UOP= S10 E12 N10 W12$ E12 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 07/05/2016 BY DF Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
210 FT, W 420 FT, N 210 FT TO PO

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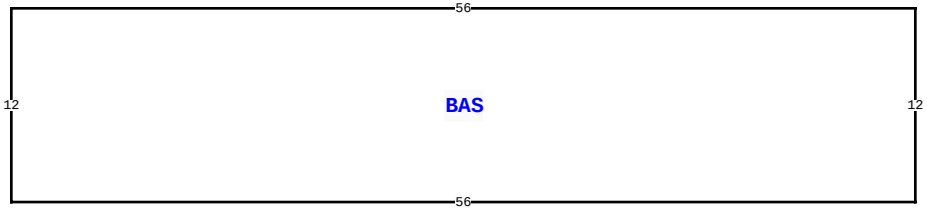
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,645
TOTALS	672			672	4,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	28.8000	17.28	11,612	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



1824 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	73,097
SOH/AGL Deduction	0
ASSESSED VALUE	73,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,097
TOTAL JUST VALUE	73,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1004/1933	1/16/2004	QC	Q	I	03	100
GRANTOR: NATHANIEL WATSON						
GRANTEE: TRACI DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/05/2016 BY DF Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS