

COLUMBIA COUNTY

Property Appraiser

Parcel 23-3S-16-02272-013

Owners

DAVIS DONALD
DAVIS DIANNE M
250 NW AUBURN PL
LAKE CITY, FL 32055

Parcel Summary

Location	250 NW AUBURN PL
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Township	3S
Section	23
Range	16
Acreage	1.2650
Subdivision	LK JEFFRY
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 12 LAKE JEFFERY PHASE 1

783-131, 940-401, 978-19, WD 1188-2739,
WD 1361-563, WD 1365-1021,



Working Values

	2025
Total Building	\$321,502
Total Extra Features	\$9,100
Total Market Land	\$19,500
Total Ag Land	\$0

	2025
Total Market	\$350,102
Total Assessed	\$263,362
Total Exempt	\$50,000
Total Taxable	\$213,362
SOH Diff	\$86,740

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$321,502	\$297,664	\$272,409	\$232,594	\$215,342	\$200,911	\$186,074
Total Extra Features	\$9,100	\$9,100	\$6,500	\$6,500	\$6,500	\$6,500	\$4,200
Total Market Land	\$19,500	\$18,200	\$16,250	\$15,665	\$15,661	\$15,661	\$15,661
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$350,102	\$324,964	\$295,159	\$254,759	\$237,503	\$223,072	\$205,935
Total Assessed	\$255,691	\$248,244	\$238,340	\$231,398	\$228,203	\$223,072	\$199,425
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$205,691	\$198,244	\$188,340	\$181,398	\$178,203	\$173,072	\$149,425
SOH Diff	\$94,411	\$76,720	\$56,819	\$23,361	\$9,300	\$0	\$6,510

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1365/1021	2018-05-29	U	11	WARRANTY DEED	Improved	\$0	Grantor: LAURA RUTH NORRIS Grantee: DONALD & DIANNE M DAVIS (H/W)
WD 1361/0563	2018-05-29	Q	01	WARRANTY DEED	Improved	\$269,900	Grantor: LAURA RUTH NORRIS Grantee: DONALD & DIANNE M DAVIS (H/W)
WD 1188/2739	2010-02-09	Q	01	WARRANTY DEED	Improved	\$215,000	Grantor: MICHAEL L JARRELL Grantee: LAURA RUTH NORRIS
WD 0978/0019	2003-03-14	Q		WARRANTY DEED	Improved	\$203,900	Grantor: SHAHEEN & SONS INC Grantee: MICHAEL L JARRELL
WD 0940/0401	2001-11-15	Q		WARRANTY DEED	Vacant	\$21,900	Grantor: D CRAPPS J RUSSELL NORTH RICHMOND ASSETS

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
							Grantee: SHAHEEN & SONS INC
WD 0783/0131	1993-09-27	U	35	WARRANTY DEED	Vacant	\$84,500	Grantor: COUNTRY CLUB LAKES Grantee: CRAPPS, NORTH &

Buildings

Building # 1, Section # 1, 212748, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2974	\$406,965	2002	2002	0.00%	21.00%	79.00%	\$321,502

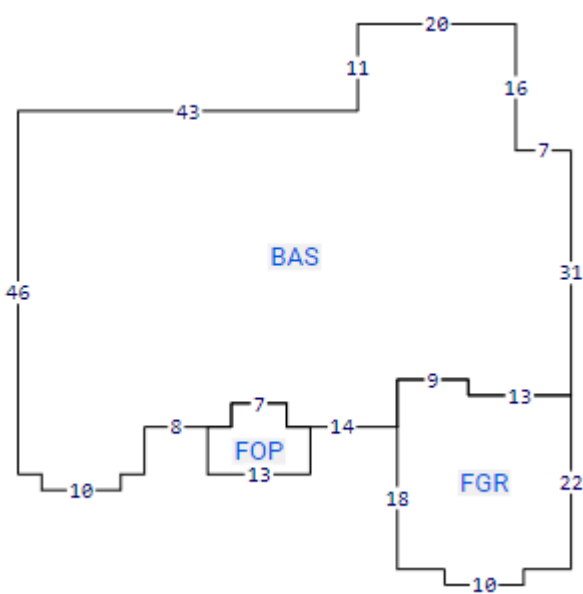
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	10	ABOVE AVG.
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	2.50	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,974	100%	2,974

Type	Gross Area	Percent of Base	Adjusted Area
FGR	522	55%	287
FOP	99	30%	30



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0	2002	100%	\$1,500
0190	FPLC PF			1.00	\$1,200	2002	100%	\$1,200
0258	PATIO			1.00	\$0	2017	100%	\$1,500
0169	FENCE/WOOD			1.00	\$0	2017	100%	\$300
0166	CONC,PAVMT			1.00	\$0	2017	100%	\$2,000
0296	SHED METAL			1.00	\$800	2022	100%	\$800
0294	SHED WOOD/VINYL			1.00	\$1,000	2022	100%	\$1,000
0120	CLFENCE 4			1.00	\$800	2022	100%	\$800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF-2	175.00	315.00	1.00	\$30,000.00/LT	1.27	0.65	\$19,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Sep 3, 2024	000050680	POOL	PENDING	Swimming Pool and Spa
Aug 26, 2024	000050549	ELECTRICAL	COMPLETED	Electrical Service
Aug 15, 2022	000045147	REROOF SFR	COMPLETED	Roof Replacement or Repair
	19060	SFR	COMPLETED	SFR

TRIM Notices

2022

2023

2024

Disclaimer

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