NW DIV: LOT 3 BLOCK C GALLOWAY
GROVE REPLAT.

THOMAS ALICE
1071 SW SUNBEAM WAY
LAKE CITY, FL 32025-5623

2026

00-00-00-11317-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

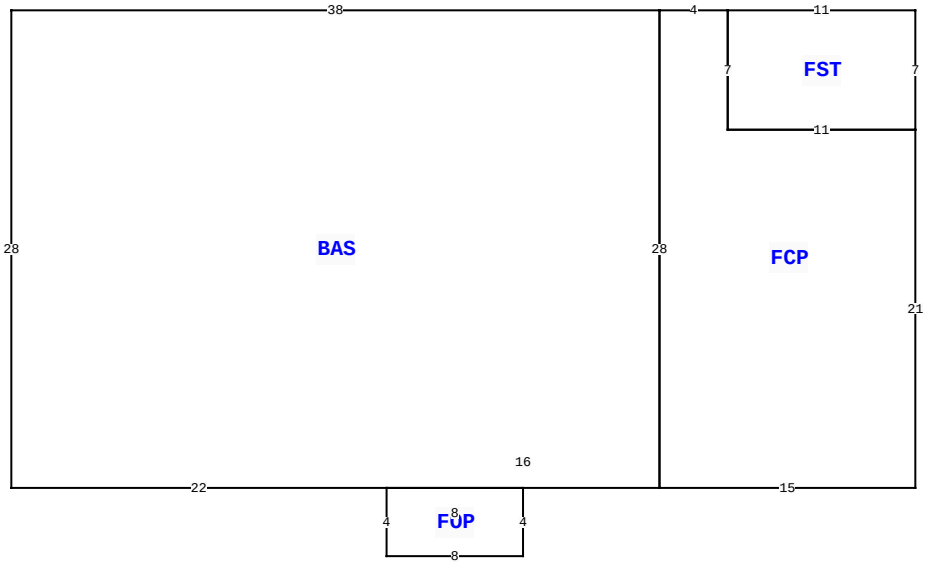
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	76,749
FCP	343	25		86	6,203
FOP	32	30		10	722
FST	77	55		42	3,029
TOTALS	1,516			1,202	86,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	117.0960	131.15	157,642	1976	1976	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1064 HX Base Yr



610 NW GALLOWAY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,703
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	3,750
TOTAL MARKET VALUE	90,853
SOH/AGL Deduction	0
ASSESSED VALUE	90,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,853
TOTAL JUST VALUE	90,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0086	9/05/2013	LE	U	I	30	100
GRANTOR: ALICE THOMAS (RESERVI						
GRANTEE: TARA D THOMAS (REMA						
1260/1975	8/27/2013	WD	U	I	30	100
GRANTOR: TARA D THOMAS						
GRANTEE: ALICE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 E22 FOP= S4 E8 N4 W8$ E16 FCP= E15 N21 FST= N7 W11 S7 E11$ W11 N7 W4S28$ N28$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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			0.00	0.00	7,500.00	SF		1.00	1.00	1.00	0.50	0.50	3,750							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.17 Total Land Value: 3,750 Market: 0 Agricultural: 0 Common: 3,750 PRINTED 10/17/2025 BY SYS