E DIV: LOT 7 BLOCK 1 THOMAS PARK
646-707, 849-1814, 868-007, 881-

THOMAS FELISA R
1038 NE LAKE DR
LAKE CITY, FL 32055

2026

00-00-00-12869-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

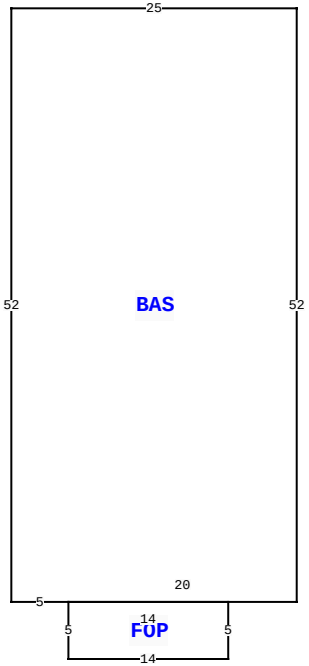
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	86,607
FOP	70	30		21	1,399
TOTALS	1,370			1,321	88,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	101.1600	113.30	149,669	1999	1999	10	0	0	31.20	58.80

2 SINGLE FAM 100% - 2006 Heated Area: 1300 HX Base Yr 2006



1038 NE LAKE DR, 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		88,005
TOTAL MARKET OB/XF VALUE		488
TOTAL LAND VALUE - MARKET		3,900
TOTAL MARKET VALUE		92,393
SOH/AGL Deduction		27,360
ASSESSED VALUE		65,033
TOTAL EXEMPTION VALUE	HX HB	40,033
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1562	SFR	1,562	06/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1036/2290	1/28/2005	WD	Q	I		62,000
GRANTOR: BROMAX INC						
GRANTEE: FELISA R THOMAS						
0991/0254	7/16/2003	CT	Q	I	03	39,000
GRANTOR: CLERK OF COURT (GREEN						
GRANTEE: BROMAX INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S52 E5 FOP= S5 E14 N5 W14$ E20 N52$.

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	100	0	0	325.00	UT	1.50	1.50	100	1999	1999	3	100	488	

LAND DESCRIPTION

TOTAL OB/XF 488

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	100		*RSF	-352.00	100.00	5,200.00	SF		1.00	1.00	1.00	0.75	0.75	3,900							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.12 Total Land Value: 3,900 Market: 0 Agricultural: 0 Common: 3,900 PRINTED 10/10/2025 BY SYS