E DIV: LOTS 1 & 2 BLOCK 6 THOMAS

719-498-504, 772-989, CASE# 97-1

DRUMMOND RICKY
260 SE MANGO WAY
LAKE CITY, FL 32025

2026

00-00-00-12891-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

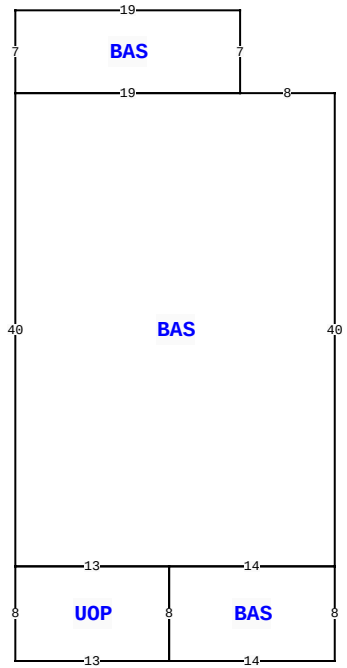
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	112	100		112	3,394
BAS	133	100		133	4,030
BAS	1,080	100		1,080	32,729
UOP	104	20		21	636
TOTALS	1,429			1,346	40,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	49.2000	55.10	74,165	1942	1942	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 1325 HX Base Yr



883 NE MAPLE LN, 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	40,791
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,360
TOTAL MARKET VALUE	50,151
SOH/AGL Deduction	0
ASSESSED VALUE	50,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,151
TOTAL JUST VALUE	50,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,151

SALE:1:1: LOTS 1 & 2 BLK 6 THOMAS PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/824	2/13/2024	WD	U	I	11	100
GRANTOR: DRUMMOND MELVIN EUGEN						
GRANTEE: DRUMMOND RICKY E						
1168/1582	3/05/2009	WD	U	I	11	100
GRANTOR: RICKY E DRUMMOND						
GRANTEE: RICKY E DRUMMOND &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N7 W19 S7 E19$ W19 S40 UOP= S8 E13 N8 W13$ E13BAS= S8 E14 N8 W14$ E14 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*RSF-3	104.00	120.00	6,240.00	SF		1.00	1.00	1.00	0.75	0.75	4,680							
2	0100	C	SFR	0		*RSF-3	0.00	0.00	6,240.00	SF		1.00	1.00	1.00	0.75	0.75	4,680							

REVIEW DATE 04/01/2025 BY KS Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 10/10/2025 BY SYS