S DIV: LOTS 5, 6 & 7 BLOCK 2
LAKE FORREST PARK S/D.

THOMAS JOSHUA ELIAS
747 SE DIVISON AVE
LAKE CITY, FL 32025

2026

00-00-00-14226-000

BUILDING CHARACTERISTICS

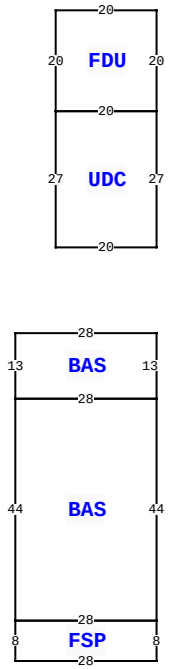
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	25,655
BAS	1,232	100		1,232	86,831
FDU	400	60		240	16,915
FSP	224	40		90	6,343
UDC	540	25		135	9,515
TOTALS	2,760			2,061	145,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	96.8157	108.43	223,474	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1596 HX Base Yr 2020



747 SE DIVISION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		145,258
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		13,642
TOTAL MARKET VALUE		161,150
SOH/AGL Deduction		45,884
ASSESSED VALUE		115,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,544
TOTAL JUST VALUE		161,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1175	12/28/2018	WD	U	I	11	100
GRANTOR: DUANE E THOMAS & KARE						
GRANTEE: JOSHUA ELIAS THOMAS						
1264/2400	11/08/2013	WD	U	I	30	100
GRANTOR: DUANE E THOMAS & KARE						
GRANTEE: DUANE E THOMAS & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S44 FSP= S8 E28 N8 W28$ E28 N44$ BAS= N13 W28 S13 E28$ PTR=N30 UDC= N27 FDU= N20 W20 S20 E20$ W20 S27E20$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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			0.00	0.00	18,190.00	SF		1.00	1.00	1.00	0.75	0.75	13,642							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.42 Total Land Value: 13,642 Market: 0 Agricultural: 0 Common: 13,642 PRINTED 11/18/2025 BY SYS