COMM NE COR OF OF SW1/4, RUN W 4
POB, RUN S 349.92 FT, W 200.17 F
FT, W 24.67 FT, S 81.76 FT, W 60

THOMAS DUANE E/THOMAS KAREN K
667 SE BUCK GLN
LAKE CITY, FL 32025

2026

03-4S-17-07486-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

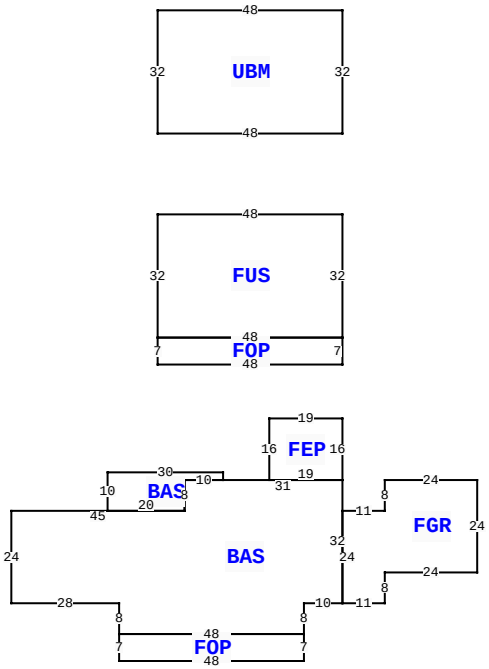
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	17,259
BAS	2,776	100		2,776	217,773
FEP	304	80		243	19,063
FGR	840	55		462	36,243
FOP	336	30		101	7,924
FOP	336	30		101	7,924
FUS	1,536	100		1,536	120,497
UBM	1,536	20		307	24,084
TOTALS	7,884			5,746	450,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,746	107.7573	120.69	693,485	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 4532 HX Base Yr



667 SE BUCK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		450,765
TOTAL MARKET OB/XF VALUE		47,415
TOTAL LAND VALUE - MARKET		93,890
TOTAL MARKET VALUE		506,256
SOH/AGL Deduction		200,684
ASSESSED VALUE		305,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,850
TOTAL JUST VALUE		592,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051715	Electrical Servic	0	12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0941/1560	12/03/2001	WD	Q	I	01	100

GRANTOR: DUANE THOMAS
GRANTEE: DUANE & KAREN THOMA

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N16 W19 S16 E19$ BAS= W31 BAS= N2 W30 S10 E20 N8 E10$ W10 S8 W45 S24 E28 S8 FOP= S7 E48 N7 W48$ E48 N8 E10 FGR= E11 N8 E24N24 W24S8W11 S24$ N32$ PTR= N30 FOP= N7 FUS= N32 W48 S32 E48$ W48 S7E48$ S30$ PTR=N90 UBM= N32 W48 S32 E48$ S90$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0281	POOL R/FIB	0	100	18	46	828.00	UT	65.00	65.00	100	2005	2005	3	47	25,295	
6	0030	BARN,MT	0	0	40	52	2,080.00	UT	9.00	9.00	100	2012	2012	3	100	18,720	

LAND DESCRIPTION

TOTAL OB/XF 47,415

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.77	AC		1.00	1.00	1.00	280.00	280.00	3,576							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.77	AC		1.00	1.00	1.00	7,000.00	7,000.00	89,390							

REVIEW DATE 12/26/2024 BY TW Total Acres: 13.77 Total Land Value: 8,076 Market: 89,390 Agricultural: 3,576 Common: 4,500 PRINTED 11/07/2025 BY SYS