

NW1/4 OF NE1/4 EX 1 AC DESC IN W
BEG SE COR OF NE1/4 OF NE1/4 OF
FT TO SW COR OF NE1/4 OF NE1/4,

THOMAS GARY M/THOMAS PATRICIA B
723 SW GABRIEL PL
LAKE CITY, FL 32024

2025

06-4S-16-02783-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	07 07
DOR CODE	0100 SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	229,643
FOP	72	30		22	2,864
FOP	168	30		50	6,509
FOP	304	30		91	11,847
FST	456	55		251	32,676
TOTALS	2,764			2,178	283,539

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	300
2	0031	BARN, MT AE	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	4,900
3	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	300
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	800
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	800
6	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	200

LAND DESCRIPTION			TOTAL OB/XF 7,300													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	5,000.00	5,000.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	37.31	AC		1.00	1.00	0.90	5,000.00	4,500.00

REVIEW DATE	08/02/2023	BY	KS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,178	143.5030	160.72	350,048	2005	2005	0	0	0 19.00	81.00
2 SINGLE FAM - 100% - 0 Heated Area: 1764 HX Base Yr											
723 SW GABRIEL PL, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF 7,300																
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
1	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	300
2	0031	BARN, MT AE	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	4,900
3	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	300
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	800
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	800
6	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	200

TOTAL OB/XF 7,300																
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2	9900	C	AC NON-AG	100		A-1	0.00	0.00	37.31	AC		1.00	1.00	0.90	5,000.00	4,500.00

REVIEW DATE	08/02/2023	BY	KS
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		283,539			
TOTAL MARKET OB/XF VALUE		7,300			
TOTAL LAND VALUE - MARKET		362,895			
TOTAL MARKET VALUE		653,734			
SOH/AGL Deduction		144,286			
ASSESSED VALUE		509,448			
TOTAL EXEMPTION VALUE		13 HX HB			
BASE TAXABLE VALUE		509,448			
TOTAL JUST VALUE		0			
NCON VALUE		653,734			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		639,303			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22277	SFR	505	09/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/1003	10/08/2020	WD	U	I	30	100
GRANTOR: GARY M & PATRICIA B T						
GRANTEE: GARY M & PATRICIA B						
1419/1334	6/02/2020	QC	U	V	11	100
GRANTOR: SADIE KAY THOMAS & ET						
GRANTEE: GARY THOMAS						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= N30 FOP= N8 W38 S8 E38\$ W38 S30 E13 S12 W6 S20 FOP= S8 E21 N8 W21\$ E24 N20 FOP= N12 W6 S12 E6\$ W6 N12 E13\$ PTR= N40 E30 FST= N12 W38 S12 E38\$ S40 W30\$.																