

NW1/4 OF SE1/4 & COMM AT SW COR
OF SE1/4, RUN E 661.48 FT FOR PO
1325.80 FT, E 60 FT, S 1325.80 F

THOMAS WILLIAM D/THOMAS BRENDA P
604 SW PARKER LANE
LAKE CITY, FL 32024

2026

07-4S-16-02807-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 06 06
DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 7416.00 1.00/

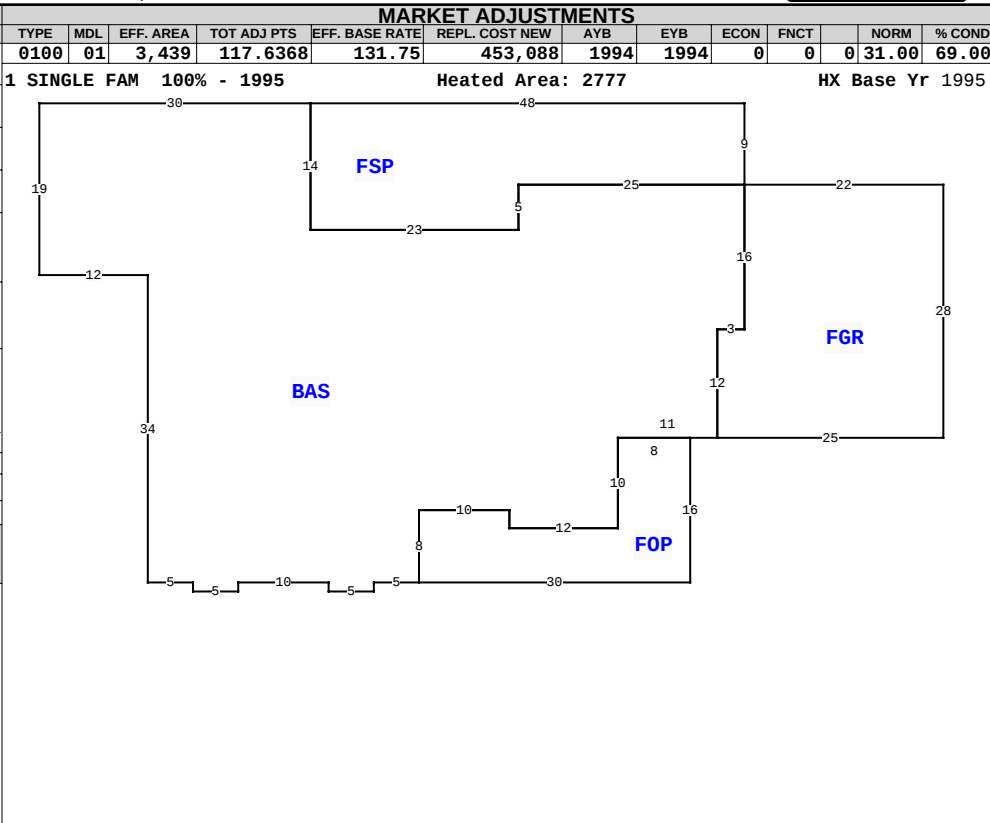
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,777	100		2,777	252,450
FGR	652	55		359	32,636
FOP	280	30		84	7,636
FSP	547	40		219	19,909

TOTALS 4,256 3,439 312,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,213.00	UT	1.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0031	BARN, MT AE	0	100	34	48	1,632.00	UT	11.00
4	0251	LEAN TO W/	0	100	14	48	672.00	UT	3.50
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
7	0166	CONC, PAVMT	0	100	4	34	136.00	UT	2.00
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	5600	A	TIMBER 3	0		00	0.00	0.00	20.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	20.80
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	40.80
4	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE 02/12/2024 BY JB



604 SW PARKER LN, LAKE CITY

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					312,631				
TOTAL MARKET OB/XF VALUE					38,496				
TOTAL LAND VALUE - MARKET					228,900				
TOTAL MARKET VALUE					368,071				
SOH/AGL Deduction					91,911				
ASSESSED VALUE					276,160				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					225,438				
TOTAL JUST VALUE					581,027				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					585,858				

SALE:1:1: 41.80 ACRES NEEDED AND WANTED TO SELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40326	GENERATOR	0	08/10/2020
10497	M H	125	11/28/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1532/1771	2/04/2025	LE	U	I	14	100	
GRANTOR: THOMAS WILLIAM D (ENH							
GRANTEE: KARWAN KATHRYN THOM							
0761/0568	6/10/1992	WD	U	V	12	65,800	
GRANTOR: TOMPKINS-MARTIN-JONE							
GRANTEE: WILLIAM D THOMAS							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S19 E12 S34 E5 S1 E5N1 E10 S1 E5 N1 E5 FOP= E30 N16
W8 S10 W12 N2 W10 S8\$ N8 E10 S2 E12 N10 E11 FGR= E25 N28 W22
S16 W3 S12\$ N12 E3 N16FSP= N9 W48 S14 E23 N5 E25\$ W25 S5 W23
N14\$.