LOT 13 PECAN ACRES S/D.
651-549, WD 995-1208.

THOMPSON KAY W
250 SW PECAN GLN
LAKE CITY, FL 32024

2026

10-5S-16-03539-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

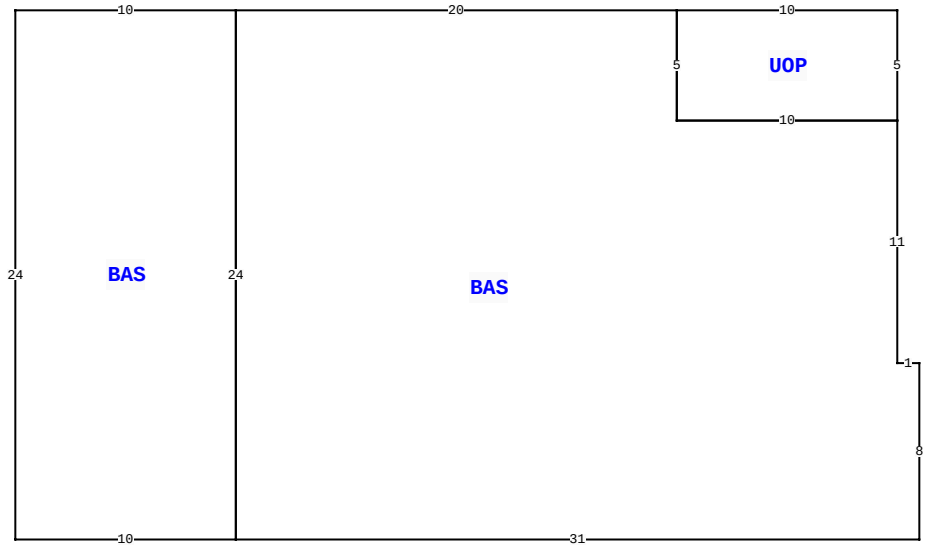
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	11,122
BAS	678	100		678	31,418
UOP	50	20		10	463
TOTALS	968			928	43,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	928	63.6480	71.29	66,157	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 918 HX Base Yr 2007



250 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,002
TOTAL MARKET OB/XF VALUE		7,780
TOTAL LAND VALUE - MARKET		36,180
TOTAL MARKET VALUE		86,962
SOH/AGL Deduction		28,101
ASSESSED VALUE		58,861
TOTAL EXEMPTION VALUE	HX HB SX	58,861
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		86,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048011	Remodel	4,500	08/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0995/1208	9/19/2003	WD	Q	I	04	13,000
GRANTOR: JOHN DEAS						
GRANTEE: KAY W THOMPSON FKA						
0549/0531	10/01/1984	AG	Q	V		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W10 S24 E10 N24$ S24 E31 N8 W1 N11 UOP= N5 W10 S5 E10$ W10 N5$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0030	BARN,MT	0	100	20	22	440.00	UT	12.00	12.00	100	2006	2006	3	100	5,280	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,780

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		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							

REVIEW DATE 09/04/2019 BY BC Total Acres: 4.02 Total Land Value: 36,180 Market: 0 Agricultural: 0 Common: 36,180 PRINTED 11/18/2025 BY SYS