COMM SW COR, RUN N 329.97 FT, E
S 329.94 FT, W 657.78 FT TO POB.

THOMAS TIMOTHY J
569 SW SPARROW TER
LAKE CITY, FL 32024-1238

2026

14-4S-16-02985-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

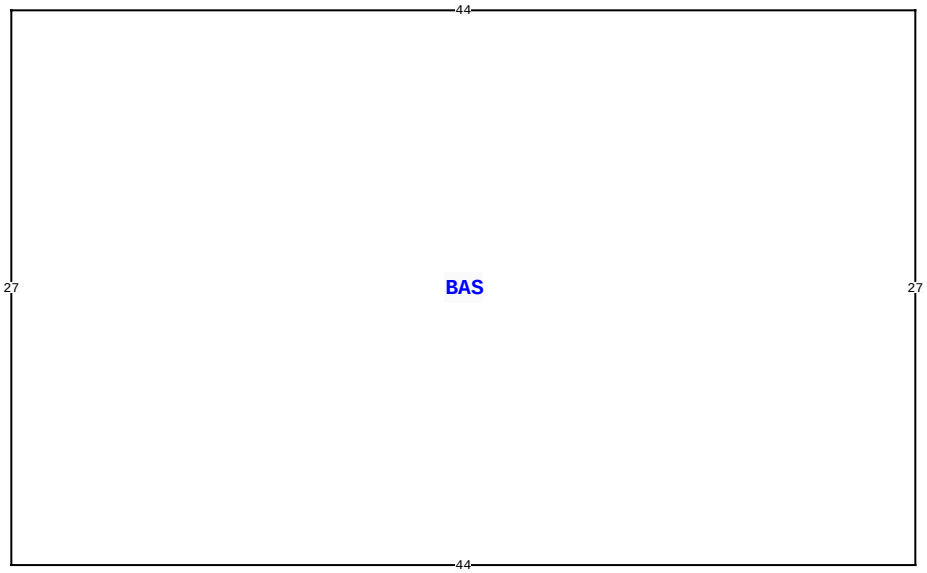
NEIGHBORHOOD/LOC 14416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	71,188
TOTALS	1,188			1,188	71,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	115.9000	108.95	129,433	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1188 HX Base Yr 2019



569 SW SPARROW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		71,188
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		45,270
TOTAL MARKET VALUE		120,958
SOH/AGL Deduction		36,890
ASSESSED VALUE		84,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,346
TOTAL JUST VALUE		120,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053990	Electrical Servic		09/05/2025
000053991	Right-of-Way Acce		09/05/2025
000051079	Roof Replacement	5,800	10/14/2024
31660	M H	689	12/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/0813	2/26/2018	WD	Q	I	01	66,000
GRANTOR: JULIE M CHESTNUT						
GRANTEE: TIMOTHY J THOMAS						
1264/1714	11/05/2013	WD	Q	V	01	30,000
GRANTOR: DD OF NORTH FLORIDA I						
GRANTEE: JULIE M CHESTNUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,270							

REVIEW DATE 12/18/2024 BY KS Total Acres: 5.03 Total Land Value: 45,270 Market: 0 Agricultural: 0 Common: 45,270 PRINTED 11/07/2025 BY SYS