THE S 325 FT OF NE1/4 OF SE1/4 &
FT OF E 189.74 FT OF NW1/4 OF SE
N 300 FT OF THE S 625 FT OF NE1/

FEORA EMMA KAYE
2953 SE CR 245
LAKE CITY, FL 32025

2026

15-4S-17-08356-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

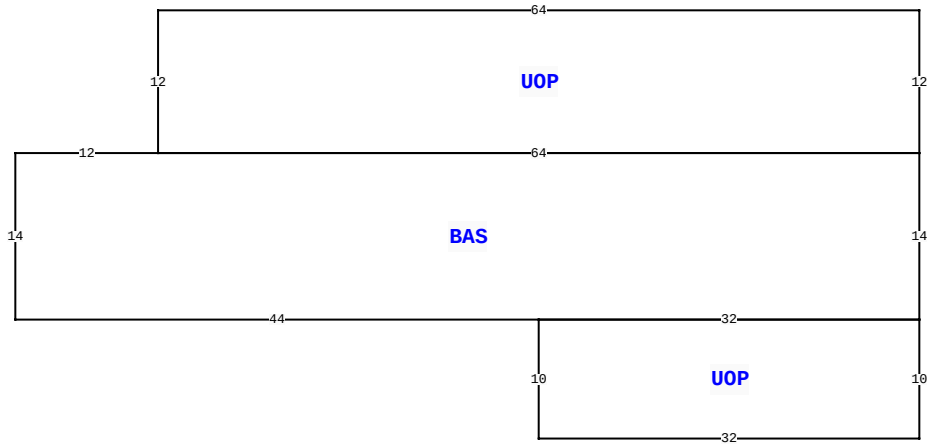
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	23,723
UOP	320	25		80	1,784
UOP	768	25		192	4,281
TOTALS	2,152			1,336	29,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,336	92.9000	55.74	74,469	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr



710 SE PRESS RUTH DR, 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	29,788
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	30,294
TOTAL MARKET VALUE	67,682
SOH/AGL Deduction	5,137
ASSESSED VALUE	62,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,545
TOTAL JUST VALUE	67,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,682

SALE:1:3: WORTH OF LAND

SALE:1:2: A CREEK, BUT IS NOT THAT LOW-SALE IS BEL

SALE:1:1: THIS LAND HAS A SMALL PORTION THAT IS AL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/1303	8/30/2022	WD	U	I	11	100
GRANTOR: THOMAS TIMOTHY J SR						
GRANTEE: FEORA EMMA KAYE						
1234/1924	4/14/2012	QC	U	I	11	100
GRANTOR: KAREN D THOMAS						
GRANTEE: TIMOTHY J THOMAS SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S14 E44 UOP= S10 E32 N10 W32$ E32 N14 UOP= N12 W64 S12 E64$ W64$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0		A-1	0.00	0.00	5.61	AC		1.00	1.00	0.60	9,000.00	5,400.00	30,294							

REVIEW DATE 04/27/2017 BY BC Total Acres: 5.61 Total Land Value: 30,294 Market: 0 Agricultural: 0 Common: 30,294 PRINTED 11/18/2025 BY SYS