LOT 14 HI-DRI ACRES UNIT 1.
516-64, 532-125, 755-1540, 1545,

WHITTINGTON KATHERINE MARIE
304 SW THRASHER LN
LAKE CITY, FL 32024

2026

15-5S-16-03623-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

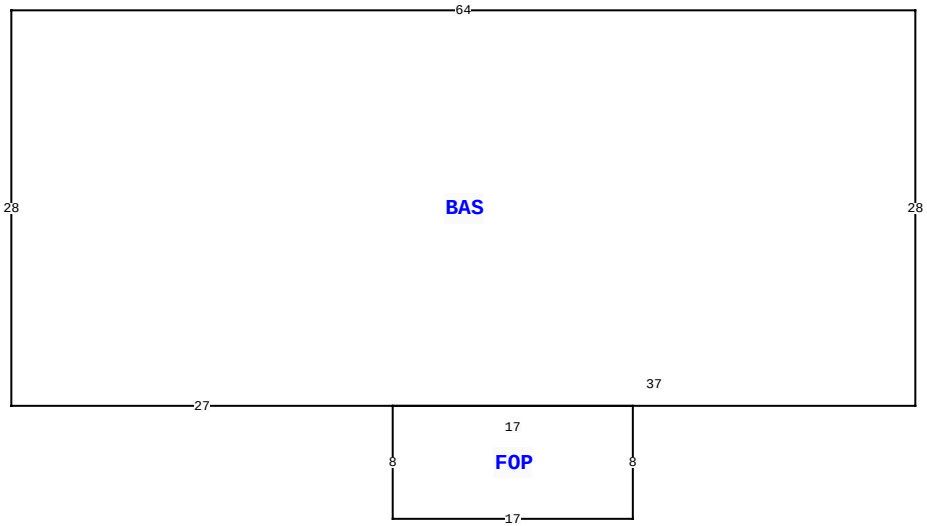
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	146,765
FOP	136	30		41	3,358
TOTALS	1,928			1,833	150,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,833	112.5040	126.00	230,958	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1792 HX Base Yr 2021



304 SW THRASHER LN, 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		150,123
TOTAL MARKET OB/XF VALUE		3,221
TOTAL LAND VALUE - MARKET		28,050
TOTAL MARKET VALUE		181,394
SOH/AGL Deduction		59,542
ASSESSED VALUE		121,852
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,130
TOTAL JUST VALUE		181,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30321	MAINT/ALTR	40	07/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0419	9/10/2020	WD	U	I	30	100
GRANTOR: MARILYN JUNE MASSEY						
GRANTEE: KATHERINE WHITTINGT						
1411/0970	5/12/2020	WD	U	I	30	100
GRANTOR: MARILYN JUNE MASSEY						
GRANTEE: MARILYN MASSEY & KA						

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	670	
2	0210	GARAGE U	0	100	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,351	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E27 FOP= S8 E17N8 W17$ E37 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,221

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		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,050							

REVIEW DATE 06/17/2020 BY JB Total Acres: 1.87 Total Land Value: 28,050 Market: 0 Agricultural: 0 Common: 28,050 PRINTED 10/10/2025 BY SYS