LOT 20 HI-DRI ACRES UNIT 1.
354-731, 758-319, 881-1300, WD 1

LINCOLN DIANE S/LINCOLN LYLE A JR
155 SW THRASHER LN
LAKE CITY, FL 32024

**2026**

**15-5S-16-03623-020**

## BUILDING CHARACTERISTICS

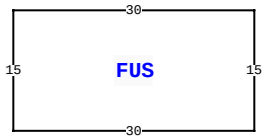
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| 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/ |

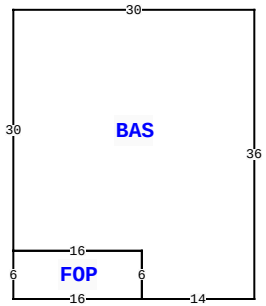
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 984 | 100 | | 984 | 75,358 |
| FOP | 96 | 30 | | 29 | 2,221 |
| FUS | 450 | 100 | | 450 | 34,462 |
| TOTALS | 1,530 | | | 1,463 | 112,041 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,463 | 105.1974 | 117.82 | 172,371 | 1985 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 1434 HX Base Yr 2014




155 SW THRASHER LN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 112,041 |
| TOTAL MARKET OB/XF VALUE | | 1,600 |
| TOTAL LAND VALUE - MARKET | | 29,550 |
| TOTAL MARKET VALUE | | 143,191 |
| SOH/AGL Deduction | | 64,152 |
| ASSESSED VALUE | | 79,039 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 28,317 |
| TOTAL JUST VALUE | | 143,191 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 143,191 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047289 | Roof Replacement | 10,364 | 05/22/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1552/2548 | 10/23/2025 | WD | U | I | 11 | 0 |
| GRANTOR: LINCOLN DIANE S FKA D | | | | | | |
| GRANTEE: LINCOLN DIANE S | | | | | | |
| 1266/1727 | 12/06/2013 | WD | Q | I | 01 | 70,500 |
| GRANTOR: SHAHEEN | | | | | | |
| GRANTEE: CARPENTER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S30 FOP= S6 E16 N6 W16$E16 S6 E14 N36$ PTR=N30 FUS= N15 W30 S15 E30$ S30$.

## 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,600

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.97 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 29,550 | | | | | | | |

REVIEW DATE 06/13/2023 BY jerry Total Acres: 1.97 Total Land Value: 29,550 Market: 0 Agricultural: 0 Common: 29,550 PRINTED 11/18/2025 BY SYS