NW1/4 OF SE1/4 EX RD.
491-135, 762-2061, (BORROW PIT E

THOMAS MARY KUTTY & SHAJI THOMAS LIVING TRUST DATE
413 NW ACORN DR
LAKE CITY, FL 32055

2026

16-3S-16-02159-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

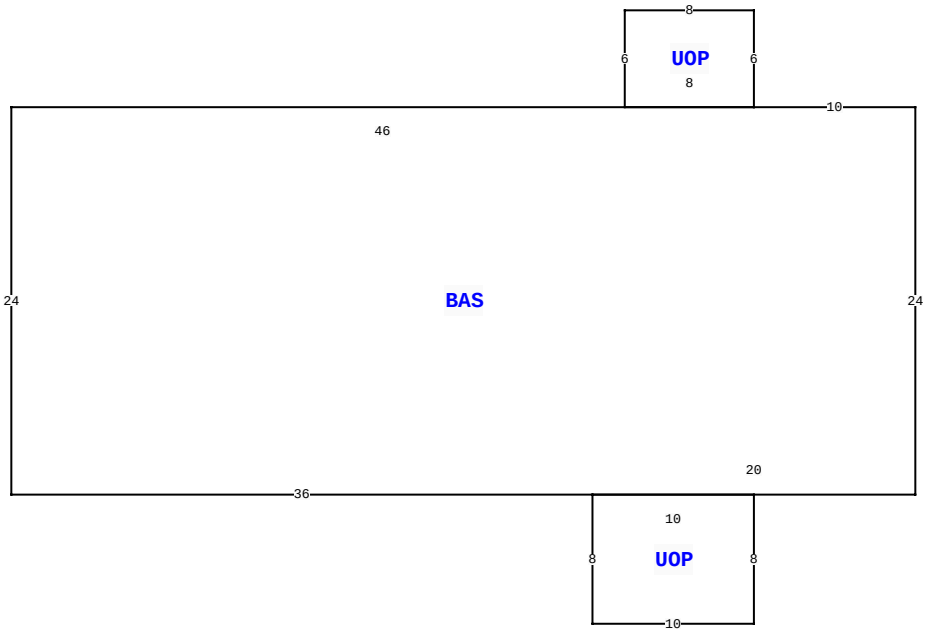
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	26,627
UOP	48	25		12	238
UOP	80	25		20	396
TOTALS	1,472			1,376	27,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,376	82.5435	49.53	68,153	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2005 Heated Area: 1344 HX Base Yr 2005



411 NW ACORN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,195
TOTAL MARKET OB/XF VALUE		13,388
TOTAL LAND VALUE - MARKET		199,155
TOTAL MARKET VALUE		292,952
SOH/AGL Deduction		82,219
ASSESSED VALUE		210,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,011
TOTAL JUST VALUE		476,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15840	SFR	390	07/29/1999
15282	M H	125	03/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/873	8/14/2024	WD	U	I	11	100
GRANTOR: THOMAS MARY KUTTY						
GRANTEE: THOMAS MARY KUTTY &						
1006/0680	1/30/2004	WD	Q	I		362,000
GRANTOR: RICHARDS						
GRANTEE: MARY KUTTY & SHANJI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N6 W8 S6 E8$ W46 S24 E36 UOP= S8 E10 N8 W10$ E20 N24$.

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	0166	CONC,PAVMT	0	100	12	12	144.00	UT	2.00	2.00	100	1999	1999	3	100	288	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	50	1999	1999	3	50	250	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2008	2008	3	100	2,750	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,388

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.21	AC		1.00	1.00	1.00	280.00	280.00	7,059							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.21	AC		1.00	1.00	1.00	5,500.00	5,500.00	193,655							

REVIEW DATE 02/01/2023 BY KS Total Acres: 36.21 Total Land Value: 15,369 Market: 193,655 Agricultural: 9,869 Common: 5,500 PRINTED 11/19/2025 BY SYS

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BUILDING CHARACTERISTICS

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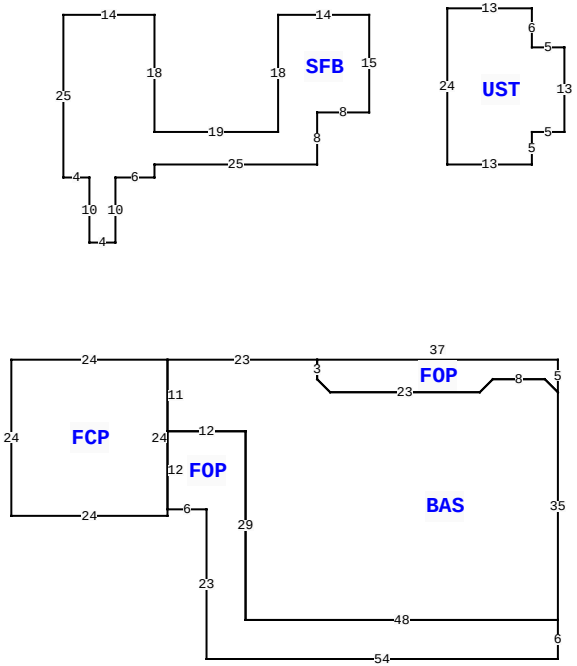
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100		1,889	148,349
FCP	576	25		144	11,309
FOP	163	30		49	3,848
FOP	570	30		171	13,429
SFB	743	80		594	46,649
UST	377	45		170	13,350
TOTALS	4,318			3,017	236,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,017	100.1722	112.19	338,477	2001	2001	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 2005 Heated Area: 2632 HX Base Yr 2005



411 NW ACORN DR, LAKE CITY

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XF DATE		LAND DATE	05/16/2023 MLU
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EXTRA FEATURES

L N	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1006/0680	1/30/2004	WD	Q	I		362,000
GRANTOR: RICHARDS						
GRANTEE: MARY KUTTY & SHANJI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FCP= W24 S24 E24 N24$ S11 FOP= S12 E6 S23 E54 N6 W48 N29 W12$ E12 S29 E48 N35 FOP= N5 W37 S3 D2 R2 E23 R2 U2 E8 D2 R2 $ L2 U2 W8 D2 L2 W23 L2 U2 N3$ PTR= N30 SFB= N8 E8 N15 W14 S18 W19 N18 W14 S25 E4 S10 E4 N10 E6 N2 E25$ S30$ PTR= N30 E20 UST= E13 N5 E5 N13 W5 N6 W13 S24$ S30 W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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