LOT 9 OAKDALE S/D.

862-1762, WD 1082-2373, WD 1201-

THOMAS REAL ESTATE INVESTMENTS, LLC
413 NW ACORN DRIVE
LAKE CITY, FL 32055

2026

16-3S-16-02160-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
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	01
NEIGHBORHOOD/LOC	16316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	119,761
UOP	120	25		30	1,782
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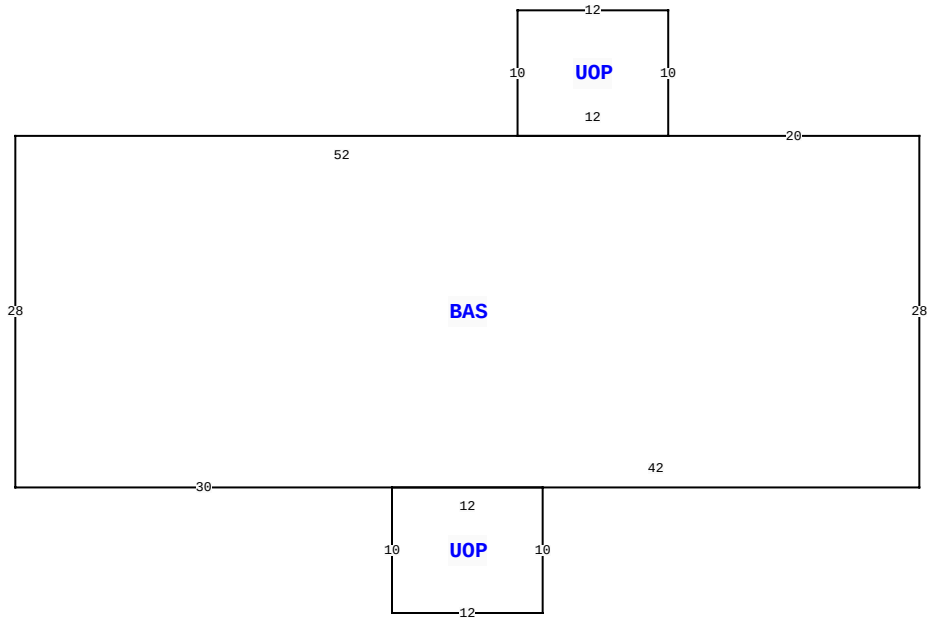
TOTALS	2,256			2,076	123,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,076	114.9000	108.01	224,229	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 2016 HX Base Yr



373 NW ACORN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,326
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	152,326
SOH/AGL Deduction	0
ASSESSED VALUE	152,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,326
TOTAL JUST VALUE	152,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14465	M H	125	08/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2737	2/06/2023	WD	U	I	11	100
GRANTOR: THOMAS MARY KUTTY AKA						
GRANTEE: THOMAS REAL ESTATE						
1205/1879	11/09/2010	WD	Q	V	01	16,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MARY KUTTY THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W12 S10 E12$ W52 S28 E30 UOP= S10 E12 N10 W12$ E42 N28$.

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	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 7,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/19/2025 BY SYS