LOT 24 FIVE POINTS ACRES S/D.
454-401, 771-371, DC 869-2458,

THOMAS LINDA K/JOWERS JOEL
131 NE DIANA TER
LAKE CITY, FL 32055

2026

17-3S-17-04967-024

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

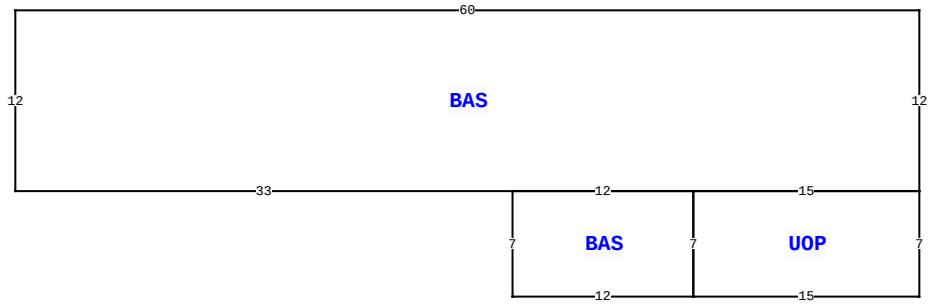
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	1,403
BAS	720	100		720	12,024
UOP	105	25		26	434
TOTALS	909			830	13,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	830	69.5790	41.75	34,652	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 804 HX Base Yr 1999



131 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		13,861
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		8,272
TOTAL MARKET VALUE		33,733
SOH/AGL Deduction		12,278
ASSESSED VALUE		21,455
TOTAL EXEMPTION VALUE	HX HB DX	21,455
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		33,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		33,733

XFOB:1:1: BOWEN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050399	Electrical Servic	0	07/19/2024
000048063	Electrical Servic	0	09/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1427	3/04/2014	WD	U	I	30	100
GRANTOR: LINDA K THOMAS						
GRANTEE: LINDA K THOMAS & JO						
0869/2458	11/24/1998	WD	Q	I		16,100
GRANTOR: D Q DEAN						
GRANTEE: L K THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E33 BAS= S7 E12N7 W12$ E12 UOP= S7 E15 N7 W15$ E15 N12$.

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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0296	SHED METAL	0	100	12	20	240.00	UT	15.00	15.00	100	2025	2024		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,272							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.03 Total Land Value: 8,272 Market: 0 Agricultural: 0 Common: 8,272 PRINTED 11/07/2025 BY SYS