THE N1/2 OF S1/2 OF N1/2 OF S1/2 OF SW1/4 EX W 385 FT.

PITTS TOMMY DALE
254 NE TOMONA GLN
LAKE CITY, FL 32055

2026

17-3S-17-05040-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

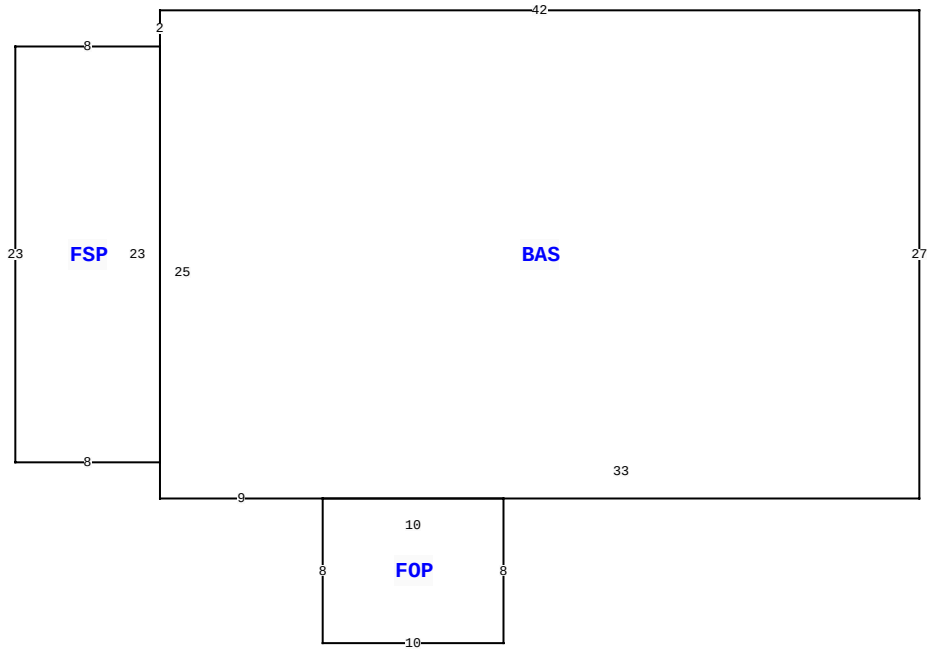
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	66,162
FOP	80	30		24	1,400
FSP	184	40		74	4,317
TOTALS	1,398			1,232	71,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	80.1414	89.76	110,584	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1134 HX Base Yr 2024



254 NE TOMONA GLN, 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		71,880
TOTAL MARKET OB/XF VALUE		5,650
TOTAL LAND VALUE - MARKET		11,250
TOTAL MARKET VALUE		88,780
SOH/AGL Deduction		0
ASSESSED VALUE		88,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,058
TOTAL JUST VALUE		88,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19086	M H	125	12/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S2 FSP= W8 S23 E8 N23$ S25 E9 FOP= S8 E10 N8 W10$ E33 N27$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,650

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		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,250							

REVIEW DATE 08/17/2015 BY DF Total Acres: 1.50 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/07/2025 BY SYS