

LOMAX GEORGE E JR  
626 SW BLUFF DRIVE  
FORT WHITE, FL 32038

**18-7S-16-04236-030**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

3103

VINYL SID 100  
GABLE/HIP 100

Roof Cover  
Interior Wall

0305

COMP SHNGL 100  
DRYWALL 100

Interior Floo  
Interior Floo

1409

CARPET 80  
PINE WOOD 20

Air Condition  
Heating Type

0304

CENTRAL 100  
AIR DUCTED 100

Bedrooms  
Bathrooms  
Frame

3 100  
2 100  
NONE 100

Stories  
Architectual  
Units

1.05

1. 100  
CONV 100  
0 100

Condition Adj  
Kitchen Adjus

0301

03 100  
01 100

Quality

05

05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

18716.010

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

72

100

72

5,293

BAS

1,920

100

1,920

141,131

FOP

768

30

230

16,906

UCP

1,848

20

370

27,197

TOTALS

4,608

2,592

190,528

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0300012,592100.4160122.51317,546199319930040.0060.00

1 SFR PILING 100% - 0

Heated Area: 1992

HX Base Yr

48

21

4

18

18

4

23

40

UCP

48

48

56

48

4

4

48

48

BAS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

190,528

TOTAL MARKET OB/XF VALUE

14,993

TOTAL LAND VALUE - MARKET

95,625

TOTAL MARKET VALUE

301,146

SOH/AGL Deduction

125,807

ASSESSED VALUE

175,339

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

124,617

TOTAL JUST VALUE

301,146

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

305,115

PERMIT NUMDESCRIPTIONAMTISSUED

000045823Roof Replacement011/01/2022

002370SFR38,00004/14/1989

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSNSALE PRICE

1283/005910/14/2014WD U I 11100

GRANTOR: GEORGE E LOMAX JR & G

GRANTEE: GEORGE E LOMAX JR

0556/01871/01/1985WD Q V 0125,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N48 W40 S48 E40\$ FOP= W40 N48 E40 S48 E4 N52 W48 S56E48  
N4 W4\$ PTR=N80 UCP= N23 BAS= N4 W18 S4 E18\$ W18 N4 E18 N21  
W40 S48 E40\$ S80\$.

LAND DESCRIPTIONTOTAL OB/XF14,993

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEDADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100A-10.000.00100.00FF1.001.000.85750.00637.5063,750

20020CVAC/WATER100A-158.000.0050.00FF1.001.000.85750.00637.5031,875

REVIEW DATE06/13/2023BYjerryTotal Acres: 0.00Total Land Value: 95,625Market: 0Agricultural: 0Common: 95,625PRINTED 11/17/2025 BY SYS