COMM INTERS DOUBLE RUN & GUM SWA
RUN NE 825 FT FOR POB, RUN E 391
HUGGINS' LOT, S 105.7 FT TO COLE

THOMAS EMMA J
255 NE DOUBLE RUN RD
LAKE CITY, FL 32055-4505

2026

20-3S-17-05356-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

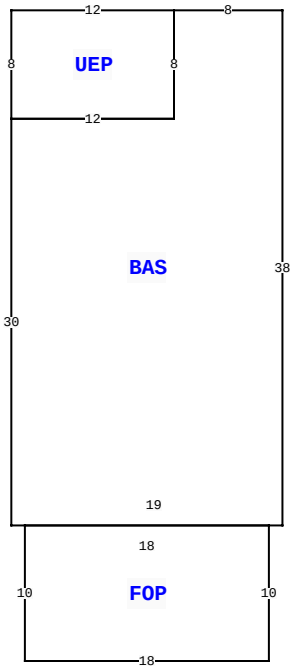
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		0 100
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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100		664	43,458
FOP	180	30		54	3,534
UEP	96	60		58	3,796
TOTALS	940			776	50,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	776	89.9050	100.69	78,135	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 664 HX Base Yr 2012



255 NE DOUBLE RUN RD, 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		50,788
TOTAL MARKET OB/XF VALUE		5,850
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		64,638
SOH/AGL Deduction		22,685
ASSESSED VALUE		41,953
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		11,953
TOTAL JUST VALUE		64,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1111/1957	2/21/2007	QC	Q	I	01	100
GRANTOR: DONALD & ANGELA SILAS						
GRANTEE: EMMA J THOMAS						
1074/1609	2/18/2006	QC	Q	I	01	10,000
GRANTOR: EMMA THOMAS						
GRANTEE: DONALD & ANGELA SIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UEP= W12 S8 E12 N8$S8 W12 S30 E1 FOP= S10 E18 N10 W18$ E19 N38$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 5,850

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			0.00	0.00	1.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	8,000							

REVIEW DATE 08/24/2015 BY DF Total Acres: 1.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 11/20/2025 BY SYS