LOT 7 THRU 13 & S 15 FT LOT 6 RU
315-422, 520-40, 688-443, 711-27

THOMAS CHARLES CALVIN
407 NW COUNTY ROAD 25-A
LAKE CITY, FL 32055

2026

20-3S-17-05459-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

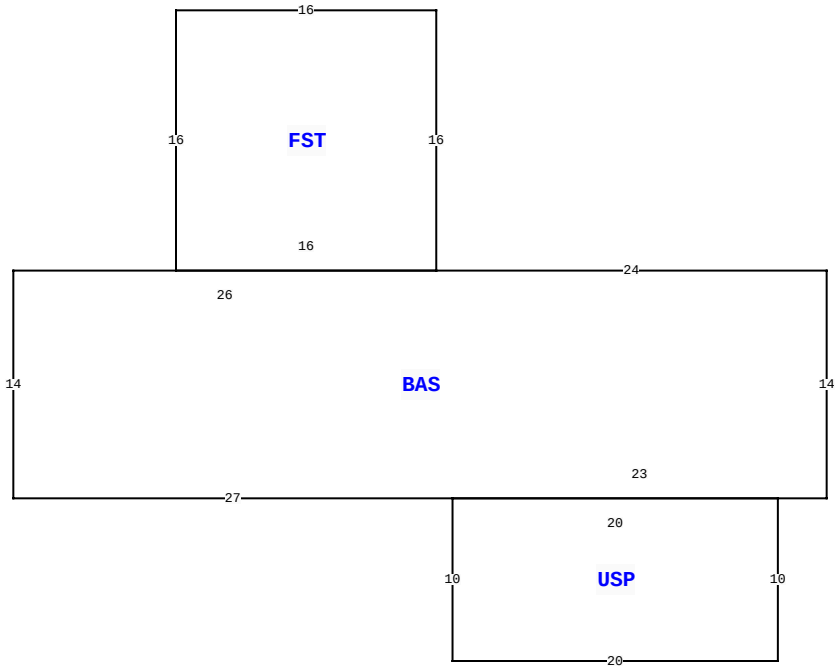
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 20317.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	14,507
FST	256	55		141	2,922
USP	200	35		70	1,451
TOTALS	1,156			911	18,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	911	86.3550	51.81	47,199	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 700 HX Base Yr 1996



407 NW COUNTY ROAD 25A , 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		23,114
TOTAL MARKET OB/XF VALUE		22,423
TOTAL LAND VALUE - MARKET		23,015
TOTAL MARKET VALUE		68,552
SOH/AGL Deduction		12,034
ASSESSED VALUE		56,518
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		31,518
TOTAL JUST VALUE		68,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,552

LAND:4:1: THOMAS TIRE
LAND:3:1: THOMAS TIRE
SALE:1:1: RUBY PARK
XFOB:1:1: FLIN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0751/1398	10/08/1991	WD	Q	I		16,300
GRANTOR: JOSEPH MCLEOD						
GRANTEE: CHARLES THOMAS						
0711/0279	2/19/1990	QC	Q	V		5,000
GRANTOR: WILLIAM HUNTER						
GRANTEE: REID MCLEOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FST= N16 W16 S16 E16$ W26 S14 E27 USP= S10 E20 N10 W20$ E23 N14$.

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	0040	BARN,POLE	0	100	22	70	1,540.00	UT	2.00	2.00	100	0	0	3	100	3,080	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	100	10	12	120.00	UT	6.50	6.50	100	0	0	3	100	780	
5	0263	PRCH,USP	0	100	8	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
8	0040	BARN,POLE	0	100	0	0	1,740.00	UT	2.50	2.50	75	2011	2011	3	75	3,263	

LAND DESCRIPTION

TOTAL OB/XF 22,423

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		00	0.00	0.00	27,931.00	SF		1.00	1.00	1.00	0.25	0.25	6,983							
2	1000	C	VACANT COMME	0		00	0.00	0.00	28,501.00	SF		1.00	1.00	0.75	0.75	0.56	16,032							

REVIEW DATE 09/02/2015 BY DF Total Acres: 1.30 Total Land Value: 23,015 Market: 0 Agricultural: 0 Common: 23,015 PRINTED 11/18/2025 BY SYS

LOT 7 THRU 13 & S 15 FT LOT 6 RU
315-422, 520-40, 688-443, 711-27

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LAKE CITY, FL 32055

2026

20-3S-17-05459-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

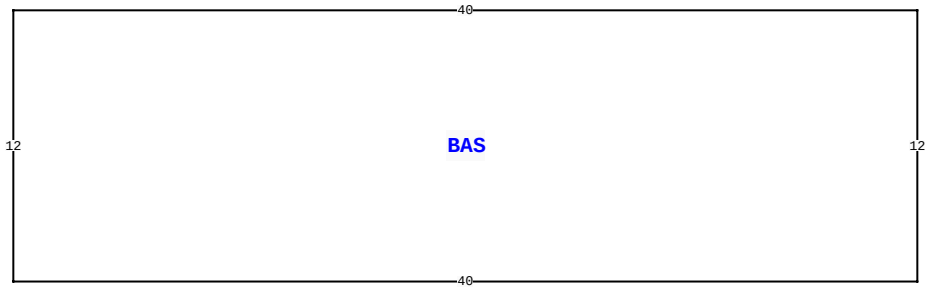
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.080 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	4,234
TOTALS	480			480	4,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	36.7500	22.05	10,584	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 0% - 1996 Heated Area: 480 HX Base Yr 1996



407 NW COUNTY ROAD 25A , LAKE CITY

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XF DATE		LAND DATE	
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TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		31,518
TOTAL JUST VALUE		68,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: WILLIAM HUNTER						
GRANTEE: REID MCLEOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 E40 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/02/2015 BY DF Total Acres: 1.30 Total Land Value: 23,015 Market: 0 Agricultural: 0 Common: 23,015 PRINTED 11/18/2025 BY SYS