

420 FT E & W BY 420 FT N & S
IN NE COR OF NE1/4 OF SW1/4.

THOMAS HOWARD/THOMAS PATRICIA G
318 NE REGISTER LN
LAKE CITY, FL 32055

2026

28-1S-17-04579-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	19	COMMON BRK 100	0100	01	2,350	109.1250	122.22	287,217	1973	1973	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 2112 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 3 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 186,691												
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE 5,105												
Interior Floo	06	VINYL ASB 10															TOTAL LAND VALUE - MARKET 28,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 219,796												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 105,814												
Bedrooms		3 100															ASSESSED VALUE 113,982												
Bathrooms		2 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	01	NONE 100															BASE TAXABLE VALUE 63,260												
Stories	1.	1. 100															TOTAL JUST VALUE 219,796												
Architectual	05	CONV 100	NCON VALUE 0																										
Units		0 100	INCOME VALUE																										
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE 219,796																										
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM																03													
NEIGHBORHOOD/LOC	28117.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,112	100		2,112	167,784																								
FEP	208	80		166	13,188																								
FOP	240	30		72	5,720																								
TOTALS	2,560			2,350	186,691																								
EXTRA FEATURES						318 NE REGISTER LN, LAKE CITY												BLD DATE LGL DATE 04/15/2025 MLU											
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														
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600													
3	0166	CONC, PAVMT	0	100	11	73	803.00	UT	1.50	1.50	100	1993	1993	3	100	1,205													
4	0070	CARPORT UF	0	100	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000													
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100													
LAND DESCRIPTION																		TOTAL OB/XF 5,105											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000												
REVIEW DATE 06/21/2021 BY JS Total Acres: 4.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/31/2025 BY SYS																													