LOT 4 BLOCK 3 CAROLYN HEIGHTS S/
413-666,

THOMAS JOEL/THOMAS LUELLA K
3375 172ND ST
LAKE CITY, FL 32024

2026

28-3S-17-05734-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

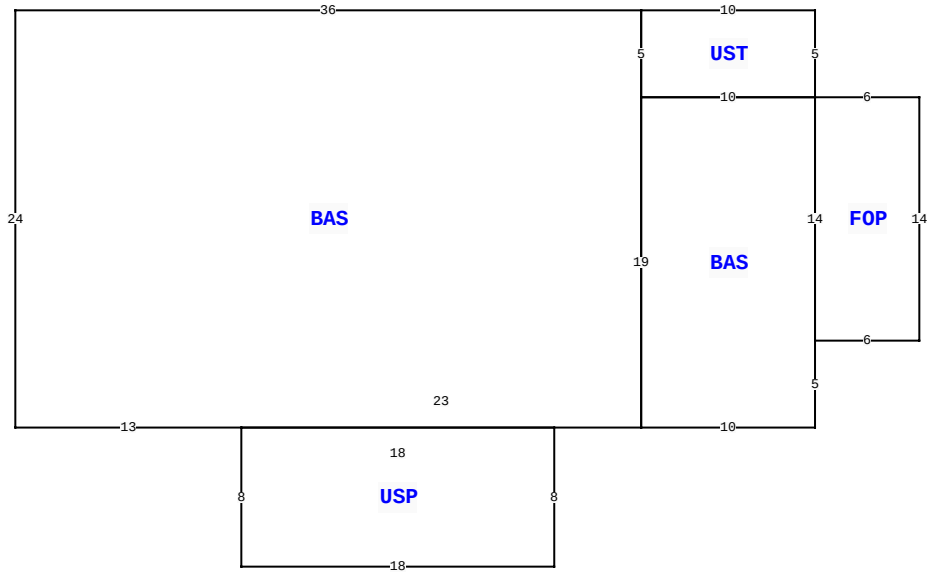
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	13,215
BAS	864	100		864	60,094
FOP	84	30		25	1,739
USP	144	35		50	3,478
UST	50	45		22	1,530
TOTALS	1,332			1,151	80,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	112.9140	126.46	145,555	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1054 HX Base Yr



250 NE DERBY TER, 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	80,055
TOTAL MARKET OB/XF VALUE	570
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	89,025
SOH/AGL Deduction	0
ASSESSED VALUE	89,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,025
TOTAL JUST VALUE	89,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E13 USP= S8 E18N8 W18$ E23 BAS= E10 N5 FOP= E6 N14 W6 S14$ N14 W10 S19$ N19 UST= E10 N5 W10 S5 $ N5$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	
2	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 570

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/07/2025 BY SYS