LOT 31 SUWANNEE VALLEY FARMS S/D
WD 1072-705, WD 1364-2662, WD 14

THIGPEN SHARON DIANE
226 NW CHARTER OAK GLN
LAKE CITY, FL 32055

2026

29-2S-16-01777-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

226 NW CHARTER OAK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	47,500
SOH/AGL Deduction	0
ASSESSED VALUE	47,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,500
TOTAL JUST VALUE	47,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051725	Electrical Servic	0	12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/1	8/15/2023	WD	U	I	11	100
GRANTOR: ESTRACA JIMMIE						
GRANTEE: THIGPEN SHARON DIAN						
1364/2662	7/17/2018	WD	Q	V	01	37,500
GRANTOR: TERRY K & DEBRA PARLI						
GRANTEE: JIMMIE ESTRACA & SH						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9901	C	AC/XFOB	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 12/28/2022 BY JD Total Acres: 8.20 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/18/2025 BY SYS