

LOT 1 & W1/2 LOT 2 BLOCK 4 LAKE
& A STRIP OF LAND BETWEEN LOT 1
SEC 29. ALSO DESC AS: COMM SW CO

SHADE HERMAN
145 SW THOMAS TERR
LAKE CITY, FL 32024

2026

29-3S-16-02392-004



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	VALUATION SUMMARY																										
Exterior Wall	31	VINYL SID 100	0100	01	326	115.5400	129.40	42,184	2004	2004	0	0	0	26.25	73.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2008													Heated Area: 288													HX Base Yr 2008												
Roof Cover	12	MODULAR MT 100	24 12 18 16 8 8 16 12 6 8 16																																						
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 100																																							
Air Condition	02	WINDOW 100																																							
Heating Type	02	CONVECTION 100																																							
Bedrooms	1	100																																							
Bathrooms	1	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Architectual Units	05	CONV 100 0 100																																							
Quality 05 05																																									
DOR CODE 0100 SINGLE FAMILY																																									
MAP NUM			MKT AREA			01																																			
NEIGHBORHOOD/LOC			29316.030			1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	288	100		288	27,484																																				
FOP	128	30		38	3,626																																				
TOTALS			416			326			31,111																																
EXTRA FEATURES			145 SW THOMAS TER, LAKE CITY																																						
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200																									
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200																									
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600																									
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,800																									
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000																									
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																									
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																									
LAND DESCRIPTION			TOTAL OB/XF												6,500																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	9,500.00	9,500.00	9,500																								
REVIEW DATE 03/01/2023 BY KS Total Acres: 0.28 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 09/30/2025 BY SYS																																									