

LOT 7 BLOCK 1 HOLLIDAY HEIGHTS R
369-089, 791-112, 949-1355, WD 1

THOMAS REAL ESTATE INVESTMENTS, LLC
413 NW ACORN DRIVE
LAKE CITY, FL 32055

2026

31-3S-17-06108-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

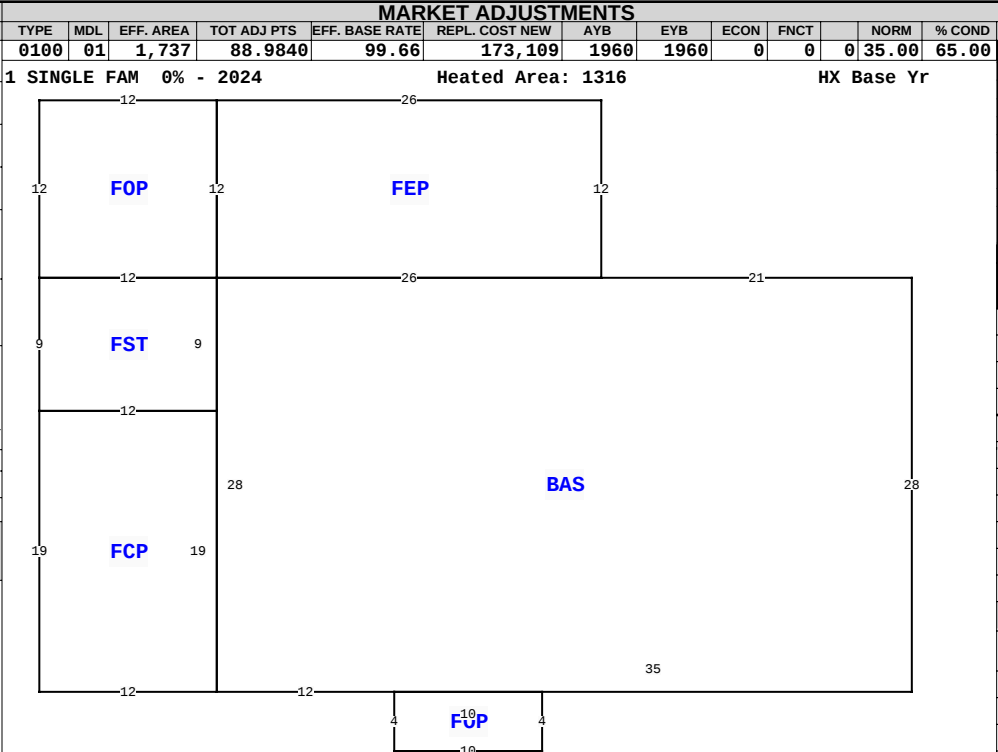
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100		1,316	85,249
FCP	228	25		57	3,693
FEP	312	80		250	16,195
FOP	40	30		12	777
FOP	144	30		43	2,785
FST	108	55		59	3,822

TOTALS	2,148			1,737	112,521
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	11	12	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		*RSF	3 0.00	0.00	12,985.89	SF	



594 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF											
1,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		*RSF	3 0.00	0.00	12,985.89	SF	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	112,521		
TOTAL MARKET OB/XF VALUE	1,200		
TOTAL LAND VALUE - MARKET	12,337		
TOTAL MARKET VALUE	126,058		
SOH/AGL Deduction	0		
ASSESSED VALUE	126,058		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	126,058		
TOTAL JUST VALUE	126,058		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	126,058		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045873	Electrical Servic	0	11/08/2022
606	STORAGE	25	12/26/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1490/2737	2/06/2023	WD	U	I	11
GRANTOR: THOMAS MARY K AKA MAR					
GRANTEE: THOMAS REAL ESTATE					
1283/1602	10/23/2014	WD	U	I	12
GRANTOR: FEDERAL HOME LOAN MOR					
GRANTEE: MARY K THOMAS					

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS= W21 FEP= N12 W26 S12 E26\$ W26 FOP= N12 W12 S12 E12\$ FST= W12 S9 FCP= S19 E12 N19 W12\$ E12 N9\$ S28 E12 FOP= S4 E10N4 W10\$ E35 N28\$.