

COMM SW COR OF NE1/4, RUN N 1560
TO E R/W WESTER RD, N ALONG R/W
CONT N 222.89 FT, S 86 DG E 508.

THOMAS AMI LYNN
213 SW RUTH GLN
LAKE CITY, FL 32055

2025

31-4S-17-08915-000



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																						
Exterior Wall	19	COMMON BRK 100	0100	01	1,777	79.2990	88.81	157,815	1960	1960	0	0	0	35.00	65.00	VALUATION SUMMARY																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2013													Heated Area: 1386																					
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013																					
Interior Wall	02	WALL BD/WD 100																																			
Interior Floop	06	VINYL ASB 100																																			
Air Condition	02	WINDOW 100																																			
Heating Type	01	NONE 100																																			
Bedrooms		3 100																																			
Bathrooms		2 100																																			
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			03	03														VALUATION BY																			
DOR CODE			5000			IMPROVED AG																Tax Group: 3															
MAP NUM						MKT AREA			01																Tax Dist:												
NEIGHBORHOOD/LOC			31417.00			1.00/																BUILDING MARKET VALUE															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														TOTAL MARKET OB/XF VALUE																		
BAS	1,386	100		1,386	80,009														TOTAL LAND VALUE - MARKET																		
UCP	252	20		50	2,887														TOTAL MARKET VALUE																		
UGR	450	45		202	11,661														SOH/AGL Deduction																		
UOP	28	20		6	346														ASSESSED VALUE																		
UOP	342	20		68	3,925														TOTAL EXEMPTION VALUE																		
UST	144	45		65	3,752														HX HB WX																		
TOTALS			2,602		1,777	102,580														BASE TAXABLE VALUE																	
EXTRA FEATURES																TOTAL JUST VALUE																					
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				0	3	100	1,200																				
2	0294	SHED WOOD/	0	100	13	18		1.00	UT	0.00				0	3	100	250																				
3	0296	SHED METAL	0	100	10	12		120.00	UT	5.00				3	100		600																				
4	0296	SHED METAL	0	100	10	20		200.00	UT	5.00				3	100		1,000																				
5	9947	Septic	0	0	0	0		1.00	UT	3,000.00				3	100		3,000																				
LAND DESCRIPTION																		TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																				
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388																				
3	6677	A	PECANS	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	500.00	500.00	2,750																				
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,000																				
REVIEW DATE 06/29/2017 BY BC Total Acres: 15.00 Total Land Value: 12,138 Market: 98,000 Agricultural: 5,138 Common: 7,000 PRINTED 06/20/2025 BY SYS																																					