W1/2 OF SE1/4 OF NE1/4 OF NE1/4.
450-68, QC 1026-2531, QC 1041-33

THOMAS OTIS J/PERRY SHARONDA
10213 NW 80 COURT
TAMARAC, FL 33321

2026

32-2S-16-01812-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	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

170 NW WEIGHTTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	46,300
SOH/AGL Deduction	11,454
ASSESSED VALUE	34,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,846
TOTAL JUST VALUE	46,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16650	M H	125	02/25/2000
15572	REMODEL	130	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1064	9/24/2019	QC	U	I	11	100
GRANTOR: OTIS J THOMAS & KIMBE						
GRANTEE: OTIS J THOMAS & SHA						
1041/0333	3/21/2005	QC	Q	I	01	100
GRANTOR: OTIS J THOMAS & AZALE						
GRANTEE: OTIS J THOMAS & KIM						

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	0294	SHED WOOD/	0	0	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	2005	2005	3	50	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE 01/03/2023 BY JD Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS