

BEG SE COR OF NW1/4 OF SW1/4, RU
1335.40 FT TO E R/W LINE OF THOM
34.21 FT, E 431.20 FT, S 397.66

LEE LAVERNE W
931 SW THOMAS TER
LAKE CITY, FL 32024

2026

32-3S-16-02427-003



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	3,929	124.8390	139.82	549,353	2002	2002	0	0	23.00	77.00	3																
Roof Structur	08	IRREGULAR 100	2 SINGLE FAM 100% - 1996													Heated Area: 2643															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1996															
Interior Wall	05	DRYWALL 100																													
Interior Floo	08	SHT VINYL 50																													
Interior Floo	14	CARPET 50																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		2 100																													
Bathrooms		3.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Architectual	05	CONV 100																													
Units		0 100																													
Condition Adj	03	03 100																													
Kitchen Adjus	01	01 100																													
Quality	07	07																													
DOR CODE	5000		IMPROVED AG																												
MAP NUM			MKT AREA		01																										
NEIGHBORHOOD/LOC	32316.00		1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,643	100		2,643	284,549																										
FGR	725	55		399	42,957																										
FOP	162	30		49	5,275																										
FOP	584	30		175	18,841																										
FST	528	55		290	31,222																										
UEP	340	60		204	21,963																										
UST	375	45		169	18,195																										
TOTALS	5,357			3,929	423,002																										
EXTRA FEATURES						929 SW THOMAS TER, LAKE CITY										BLD DATE				LGL DATE				05/16/2023				MLU			
																XF DATE				LAND DATE											
																INC DATE				AG DATE											
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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200															
2	0070	CARPORT UF	0	100	24	30	720.00	UT	1.50	1.50	50	1993	1993	3	50	540															
3	0166	CONC,PAVMT	0	100	0	0	894.00	UT	2.00	2.00	100	2003	2003	3	100	1,788															
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200															
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
6	0031	BARN,MT AE	0	100	30	30	900.00	UT	11.00	11.00	100	2013	2013	3	100	9,900															
7	0166	CONC,PAVMT	0	100	4	30	120.00	UT	2.00	2.00	100	2013	2013	3	100	240															
8	0060	CARPORT F	0	100	40	44	1,760.00	UT	3.50	3.50	100	2013	2013	3	100	6,160															
9	0166	CONC,PAVMT	0	100	4	44	176.00	UT	2.00	2.00	100	2013	2013	3	100	352															
TOTAL OB/XF																		27,380													
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6,000.00	6,000.00	6,000														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.06	AC		1.00	1.00	1.00	280.00	280.00	6,737														
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	24.06	AC		1.00	1.00	1.00	6,000.00	6,000.00	144,360														
REVIEW DATE 10/14/2024 BY tommy Total Acres: 25.06 Total Land Value: 12,737 Market: 144,360 Agricultural: 6,737 Common: 6,000 PRINTED 11/19/2025 BY SYS																															