

COMM NW COR OF NW1/4 OF SW1/4, R
R/W THOMAS RD FOR POB, CONT E 13
328.16 FT, W 1335.40 FT TO E R/W

LEE DONALD A/LEE SHERRI R
749 SW THOMAS TER
LAKE CITY, FL 32024

2026

32-3S-16-02427-005



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 3																				
Exterior Wall	19	COMMON BRK 60	0100	01	2,320	117.5130	131.61	305,335	1993	1993	0	0	0	35.00	65.00	VALUATION SUMMARY																			
Exterior Wall	31	VINYL SID 40	1 SINGLE FAM 100% - 0													Heated Area: 2022 HX Base Yr																			
Roof Structure	03	GABLE/HIP 100														VALUATION BY																			
Roof Cover	14	PREFIN MT 100														Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										198,468									
Interior Floor	14	CARPET 90														TOTAL MARKET OB/XF VALUE										4,100									
Interior Floor	15	HARDTILE 10														TOTAL LAND VALUE - MARKET										90,630									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										214,108									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										79,485									
Bedrooms	3	100														ASSESSED VALUE										134,623									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame	01	NONE 100														BASE TAXABLE VALUE										83,901									
Stories	1.	1. 100	TOTAL JUST VALUE										293,198																						
Architectual	05	CONV 100	NCON VALUE										0																						
Units	0	100	INCOME VALUE																																
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE										295,946																						
Kitchen Adjus	01	01 100																																	
Quality	05	05																																	
DOR CODE	5000IMPROVED AG																																		
MAP NUM																01																			
NEIGHBORHOOD/LOC	32316.00 1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	130	100		130	11,121																														
BAS	144	100		144	12,319																														
BAS	1,748	100		1,748	149,535																														
FGR	484	55		266	22,755																														
FOP	108	30		32	2,738																														
TOTALS	2,614			2,320	198,468																														
EXTRA FEATURES					749 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	0166	CONC, PAVMT	0	100	0	0	561.00	UT	1.40	1.40	100	1993	1993	3	100	785																			
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200																			
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.50	5.50	100	2000	2000	3	100	440																			
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,675																			
LAND DESCRIPTION																		TOTAL OB/XF 4,100																	
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																		
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	280.00	280.00	2,540																		
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,630																		
REVIEW DATE 06/23/2023 BY KS Total Acres: 10.07 Total Land Value: 11,540 Market: 81,630 Agricultural: 2,540 Common: 9,000 PRINTED 11/19/2025 BY SYS																																			