S1/2 OF LOTS 9 & 10 KALWAY S/D:
SEC, RUN E 12 FT TO E RW LINE OF
FOR POB, RUN E 330 FT, N 117 FT,

CARR LAURA UPHAUS
335 SW THOMAS TER
LAKE CITY, FL 32024

2026

32-3S-16-02430-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

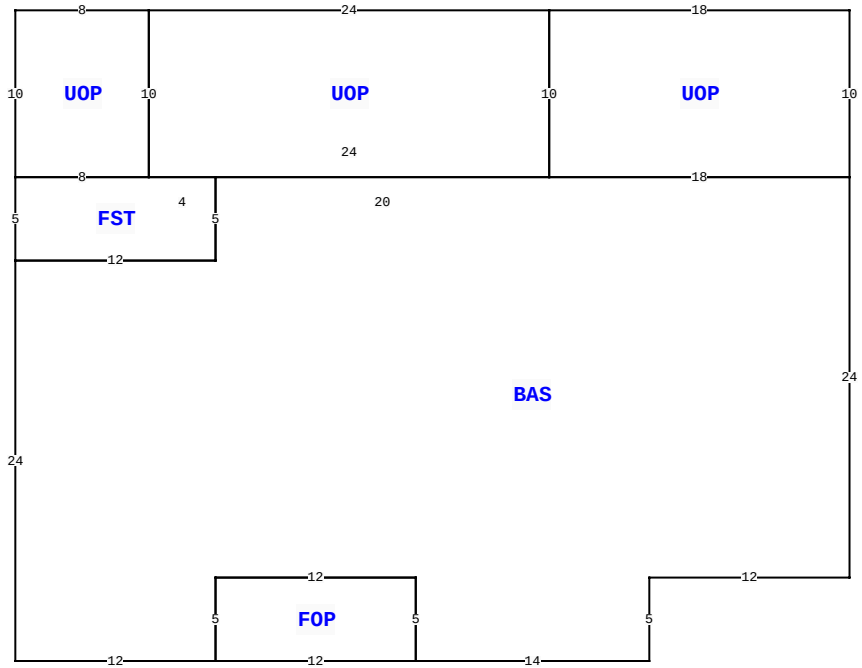
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100		1,270	95,601
FOP	60	30		18	1,355
FST	60	55		33	2,484
UOP	80	20		16	1,204
UOP	180	20		36	2,710
UOP	240	20		48	3,613
TOTALS	1,890			1,421	106,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	103.4000	115.81	164,566	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1270 HX Base Yr 1996



335 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,968
TOTAL MARKET OB/XF VALUE		665
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		127,633
SOH/AGL Deduction		73,909
ASSESSED VALUE		53,724
TOTAL EXEMPTION VALUE	HX HB	28,724
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26421	REMODEL	0	11/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/1312	9/29/1995	WD	Q	I		38,000

GRANTOR: MARGARET G SMITH

GRANTEE: LAURA UPHAUS CARR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W24 S10 E24$ W20 FST= W4 UOP= N10 W8S10 E8$ W8 S5 E12 N5$ S5 W12 S24 E12 FOP= E12 N5 W12 S5$ N5 E12 S5 E14 N5 E12 N24$ UOP= N10 W18 S10 E18$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	95	
2	0294	SHED WOOD/	0	100	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	270	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 665

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 0.88 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/21/2025 BY SYS