LOT 5 BLOCK 2 ODOMS SPRING
BROOK ADDITION S/D.

ADAMS THOMAS W/ADAMS MARTHA RANDIG
265 SE JAMES AVE
LAKE CITY, FL 32025

2026

33-3S-17-06843-000

BUILDING CHARACTERISTICS

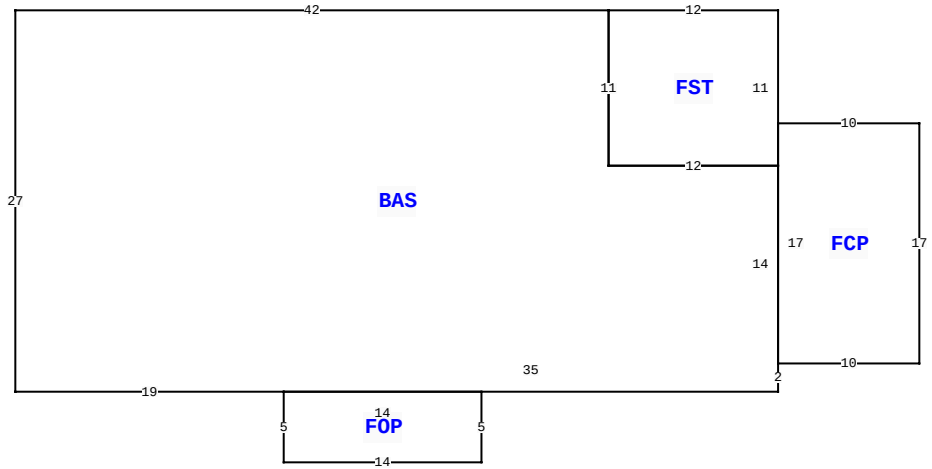
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	33317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100		1,326	107,126
FCP	170	25		42	3,393
FOP	70	30		21	1,697
FST	132	55		73	5,897
TOTALS	1,698			1,462	118,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	110.9760	124.29	181,712	1963	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1326 HX Base Yr 2005



265 SE JAMES AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,113
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		137,163
SOH/AGL Deduction		61,527
ASSESSED VALUE		75,636
TOTAL EXEMPTION VALUE	HX HB	50,636
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,163

SALE:1:1: LOT 5 BLK 2 ODOM'S SPRING BROOK ADD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1021/1331	7/16/2004	WD	Q	I		73,000
GRANTOR: LOYD A DANA M GAYLARD						
GRANTEE: THOMAS W & MARTHA R						
0829/1749	10/16/1996	WD	Q	I		45,000
GRANTOR: BROOKS						
GRANTEE: GAYLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E19 FOP= S5 E14N5 W14$ E35 N2 FCP= E10 N17 W10 S17$ N14 FST= N11 W12 S11 E12$ W12 N11$.

LAND DESCRIPTION

TOTAL OB/XF 550

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		RSF/MH	106.00	133.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS