COMM SW COR OF NW1/4 OF SW1/4,
N 340.34 FT FOR POB, CONT N
639.29 FT, E 599.97 FT, S

THOMAS JUDY ANN
264 NE RASTUS CT
LAKE CITY, FL 32055

2026

34-1S-17-04644-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

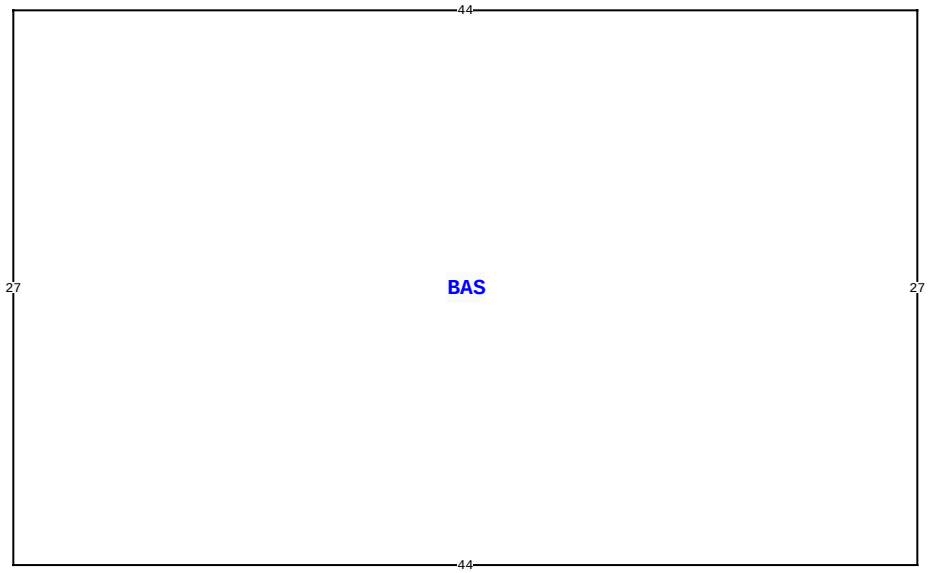
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	94,127
TOTALS	1,188			1,188	94,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2010 Heated Area: 1188 HX Base Yr 2010



264 NE RASTUS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,127
TOTAL MARKET OB/XF VALUE		18,200
TOTAL LAND VALUE - MARKET		27,810
TOTAL MARKET VALUE		118,468
SOH/AGL Deduction		56,354
ASSESSED VALUE		62,114
TOTAL EXEMPTION VALUE	HX HB	31,218
BASE TAXABLE VALUE		30,896
TOTAL JUST VALUE		140,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32089	M H	375	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1248/1731	1/29/2013	WD	U	V	11	100
GRANTOR: SHIRLEY ANN THOMAS (N						
GRANTEE: JUDY ANN THOMAS (SI						
1166/0663	1/28/2009	QC	U	V	11	100
GRANTOR: SHIRLEY THOMAS						
GRANTEE: JUDY ANN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	0296	SHED METAL	0	100	10	10	100.00	UT	12.00	12.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 18,200

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,700.00	2,700.00	2,700							
2	5200	A	CROPLAND 2	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	5200	A	CROPLAND 2	0			0.00	0.00	5.30	AC		1.00	1.00	1.00	370.00	370.00	1,961							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	9.30	AC		1.00	1.00	1.00	2,700.00	2,700.00	25,110							

REVIEW DATE 07/23/2015 BY DF Total Acres: 10.30 Total Land Value: 6,141 Market: 25,110 Agricultural: 3,441 Common: 2,700 PRINTED 10/10/2025 BY SYS