COMM AT SW COR OF SEC, E 1329.29
E 1286.47 FT FOR POB, E 471 FT,
FT, W 471 FT, S 6 DEG W 247.03 F

THIGPIN LORETTA COX TRUST DATED MARCH 7, 2024
P O BOX 733
FAIRFIELD, FL 32634

2026

36-4S-17-09049-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

158 SE ROBERT COX 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	0
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	123,390
TOTAL MARKET VALUE	11,639
SOH/AGL Deduction	0
ASSESSED VALUE	11,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,639
TOTAL JUST VALUE	131,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,190

PRMT:1:1: S. THOMPSON MH

SALE:1:1: 13.71 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12133	M H	125	02/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2728	3/07/2024	WD	U	I	11	100
GRANTOR: THIGPIN LORETTA COX						
GRANTEE: THIGPIN LORETTA COX						
0766/0069	5/18/1992	WD	Q	V	02	0
GRANTOR: LOIS COX						
GRANTEE: LORETTA COX THIGPEN						

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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.71	AC		1.00	1.00	1.00	280.00	280.00	3,839							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.71	AC		1.00	1.00	1.00	9,000.00	9,000.00	123,390							

REVIEW DATE 07/18/2017 BY DF Total Acres: 13.71 Total Land Value: 3,839 Market: 123,390 Agricultural: 3,839 Common: 0 PRINTED 11/18/2025 BY SYS