NE DIV: N1/2 OF LOTS 3 & 4 BLOC
503-473, 802-2432, LE 816-1045,

FORD FELECIA A LIVING TRUST DATED AUGUST 7, 2025
6085 THACKERAY LN
TALLAHASSEE, FL 32308

2027

00-00-00-10870-000

BUILDING CHARACTERISTICS

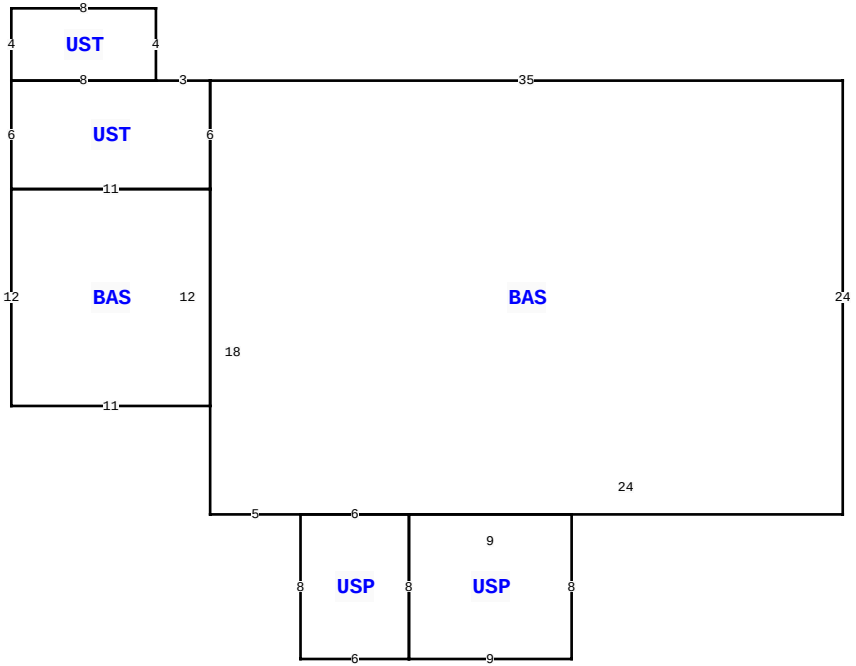
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	6,452
BAS	840	100		840	41,058
USP	48	35		17	831
USP	72	35		25	1,222
UST	32	45		14	684
UST	66	45		30	1,466
TOTALS	1,190			1,058	51,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,058	80.7943	88.87	94,024	1940	1973	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 972 HX Base Yr



671 NE COLDWATER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	51,713
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	2,730
TOTAL MARKET VALUE	55,043
SOH/AGL Deduction	0
ASSESSED VALUE	55,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,043
TOTAL JUST VALUE	55,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,986

BLDG:1:1: UST TO FCP, UOP TO USP

SALE:1:1: $.70 STAMP PERSONAL REPRESENTATIVE'S DEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1346	MAINT/ALTR	50	07/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1346	12/15/2025	QC	U	I	11	100
GRANTOR: FORD FELECIA A						
GRANTEE: FORD FELECIA A LIVI						
0931/2744	7/19/2001	WD	Q	I	01	100
GRANTOR: GLORIA RENTZ						
GRANTEE: FELECIA FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UST= W3 UST= N4 W8 S4 E8$ W8 S6 E11 N6$ S6 BAS= W11 S12 E11 N12 $ S18 E5 USP= S8 E6 N8 W6$ E6 USP= S8E9 N8 W9$ E24 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		*RSF	-352.00	105.00	5,460.00	SF		1.00	1.00	1.00	0.50	0.50	2,730							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.13 Total Land Value: 2,730 Market: 0 Agricultural: 0 Common: 2,730 PRINTED 11/18/2026 BY SYS