NE DIV S1/2 OF LOT 4 BLOCK 11.
691-221, DC 1069-2685, CT 1079-2

FORD FELECIA A LIVING TRUST DATED AUGUST 7, 2025
6085 THACKERAY LN
TALLAHASSEE, FL 32309

2027

00-00-00-10871-000

BUILDING CHARACTERISTICS

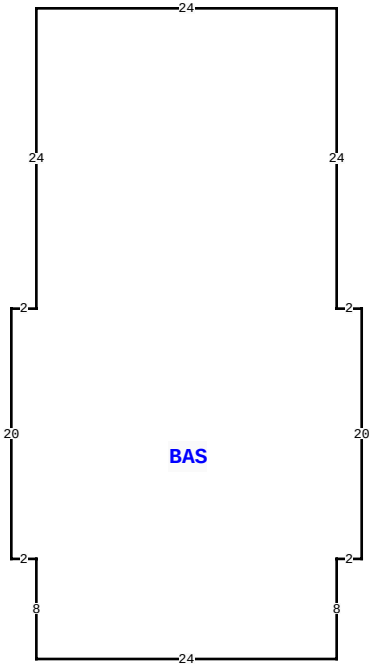
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,328	100		1,328	61,463
TOTALS	1,328			1,328	61,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	76.5000	84.15	111,751	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1328 HX Base Yr



657 NE COLDWATER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,463
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	1,365
TOTAL MARKET VALUE	65,128
SOH/AGL Deduction	0
ASSESSED VALUE	65,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,128
TOTAL JUST VALUE	65,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,246

PRMT:1:1: VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
497	ADDN SFR	50	12/04/2013
966	ADDN SFR	50	05/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1344	12/15/2025	QC	U	I	11	100
GRANTOR: FORD FELECIA A						
GRANTEE: FORD FELECIA A LIVI						
1508/1870	2/15/2024	WD	U	I	37	43,400
GRANTOR: RENTZ DEMETRIES						
GRANTEE: FORD FELECIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 W2 S20 E2 S8 E24N8 E2 N20 W2 N24$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	2,730.00	SF		1.00	1.00	1.00	0.50	0.50	1,365							

REVIEW DATE 02/23/2024 BY TP Total Acres: 0.06 Total Land Value: 1,365 Market: 0 Agricultural: 0 Common: 1,365 PRINTED 11/18/2026 BY SYS