NW DIV: LOT 10 BLOCK 51 THOMAS S

TD 1388-2608, 755-1994, 775-970,

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

2026

00-00-00-11374-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

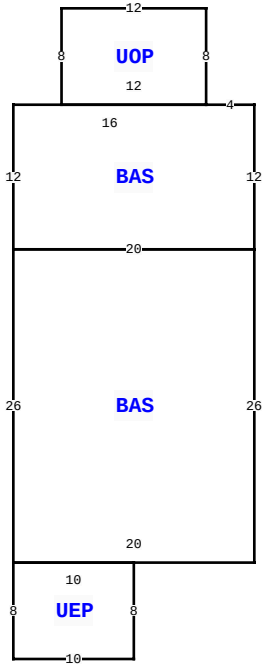
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	6,452
BAS	520	100		520	13,980
UEP	80	60		48	1,290
UOP	96	20		19	511
TOTALS	936			827	22,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	827	43.6455	48.88	40,424	1920	1968	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 760 HX Base Yr



778 NW FLORIDA AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	22,233
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,960
TOTAL MARKET VALUE	24,193
SOH/AGL Deduction	0
ASSESSED VALUE	24,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,193
TOTAL JUST VALUE	24,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1557/1340	12/15/2025	QC	U	I	11	100
GRANTOR: FORD CARL A						
GRANTEE: FORD CARL A LIVING						
1388/2608	7/15/2019	TD	U	I	18	7,600
GRANTOR: CLERK OF COURT						
GRANTEE: CARL A FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 UEP= S8 E10 N8 W10$ E20 N26 BAS= N12 W4 UOP= N8 W12 S8 E12$ W16 S12 E20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	3,920.00	SF		1.00	1.00	1.00	0.50	0.50	1,960							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.09 Total Land Value: 1,960 Market: 0 Agricultural: 0 Common: 1,960 PRINTED 03/25/2026 BY SYS