NW DIV: LOT 8 BLOCK 51 THOMAS S/
559-746, 630-592, 755-1993, 887-

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

2027

00-00-00-11375-001

BUILDING CHARACTERISTICS

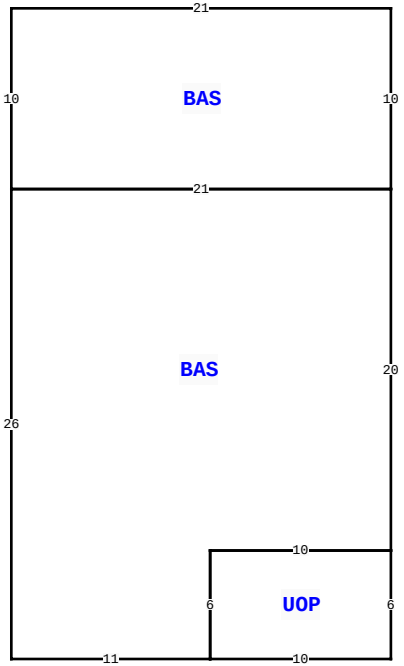
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	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	210	100		210	6,546
BAS	486	100		486	15,148
UOP	60	20		12	374
TOTALS	756			708	22,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	708	51.5160	56.67	40,122	1920	1920	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 696 HX Base Yr



760 NW FLORIDA 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	22,067
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,720
TOTAL MARKET VALUE	23,787
SOH/AGL Deduction	0
ASSESSED VALUE	23,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,787
TOTAL JUST VALUE	23,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3007	DEMOLISH	5	08/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1334	12/15/2025	QC	U	I	11	100
GRANTOR: FORD CARL A						
GRANTEE: FORD CARL A LIVING						
0999/1627	7/29/2003	QC	Q	I	06	100
GRANTOR: NORMAN & EDITH ADAMS						
GRANTEE: CARL A FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S26 E11 UOP= E10 N6W10 S6$ N6 E10 N20$ BAS= N10 W21 S10 E21$.

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			0.00	0.00	3,441.00	SF		1.00	1.00	1.00	0.50	0.50	1,720							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.08 Total Land Value: 1,720 Market: 0 Agricultural: 0 Common: 1,720 PRINTED 11/17/2026 BY SYS