LOTS 3 & 4 BLK B EVERGREEN S/D.
890-354, TD 1242-720, QC 1557-13

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

2027

00-00-00-11516-013

BUILDING CHARACTERISTICS

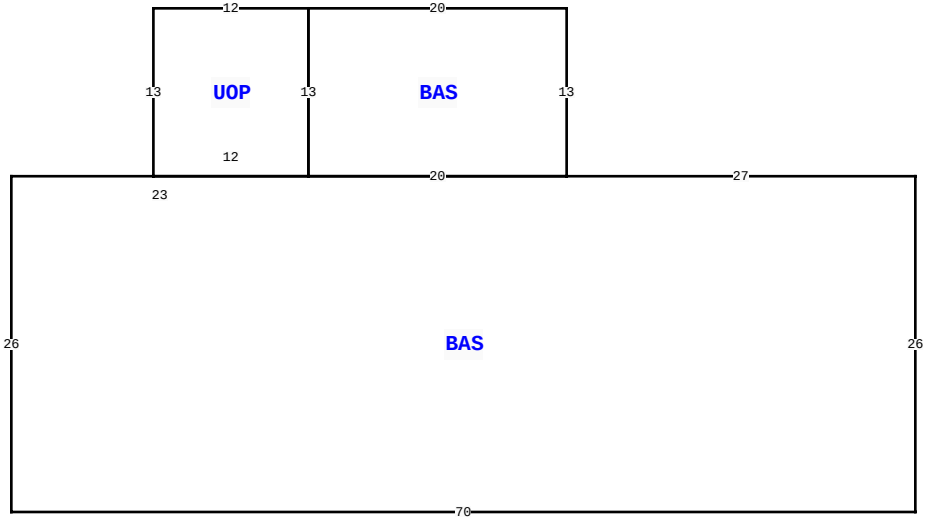
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	260	100		260	12,611
BAS	1,820	100		1,820	88,280
UOP	156	25		39	1,892
TOTALS	2,236			2,119	102,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,119	115.9000	107.79	228,407	2000	2000	10	0	0	45.00	45.00

1 MANUF 1 0% - 2026 Heated Area: 2080 HX Base Yr



610 NW EARLY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
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	102,783
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	6,080
TOTAL MARKET VALUE	109,463
SOH/AGL Deduction	0
ASSESSED VALUE	109,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,463
TOTAL JUST VALUE	109,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045371	Roof Replacement	7,800	09/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1338	12/15/2025	QC	U	I	11	100
GRANTOR: FORD CARL A						
GRANTEE: FORD CARL A LIVING						
1242/0720	9/28/2012	TD	U	I	18	5,200
GRANTOR: CLERK OF COURT (WALKE						
GRANTEE: CARL FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N13 W20 S13 E20$ W20 UOP= N13 W12 S13 E12$ W23 S26 E70 N26$.

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	2011	2011	3	100	300	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

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	0200	C	MBL HM	0		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.95	3,200.00	3,040.00	6,080							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.29 Total Land Value: 6,080 Market: 0 Agricultural: 0 Common: 6,080 PRINTED 11/17/2026 BY SYS