

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

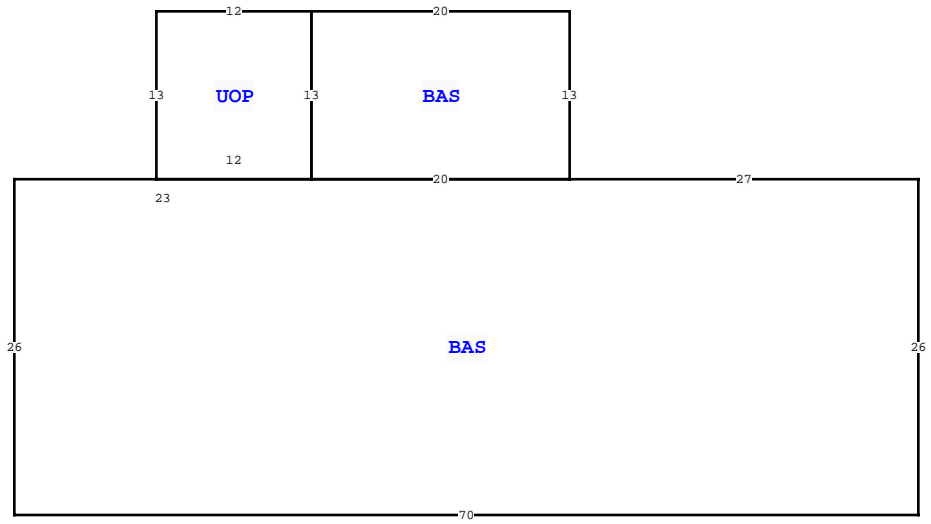
FORD CARL A LIVING TRUST DATED AUGUST 7, 2025  
6085 THACKERAY LN  
TALLAHASSEE, FL 32309

**2026**

00-00-00-11516-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	260	100	
BAS	1,820	100	
UOP	156	25	
TOTALS	2,236		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	2,119	115.9000	108.95	230,865	2000	2000	10	0	45.00	45.00		
1 MANUF 1 0% - 2026 Heated Area: 2080 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			103,889
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			6,080
TOTAL MARKET VALUE			110,569
SOH/AGL Deduction			0
ASSESSED VALUE			110,569
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,569
TOTAL JUST VALUE			110,569
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						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/03/2021	MLU

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

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							