C DIV: NW1/4 BLOCK 43.

LE 872-2598, WD 1076-1304, WD 12

THE LAW OFFICES OF DUANE E THOMAS PLLC
206 S MARION AVE
LAKE CITY, FL 32025

2027

00-00-00-12763-000

BUILDING CHARACTERISTICS

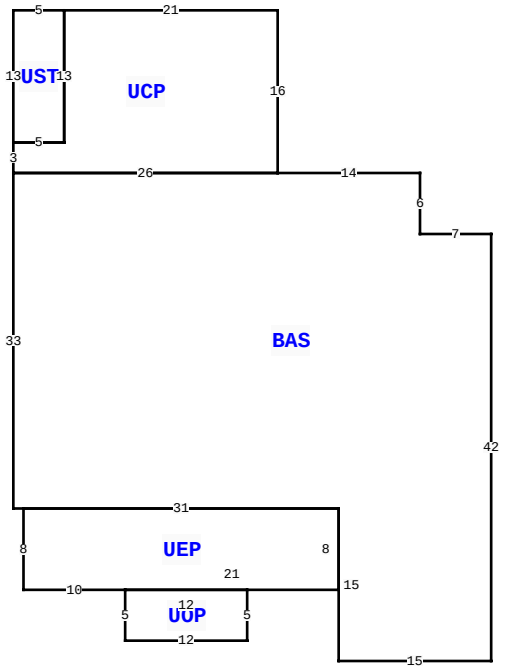
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	03	PLASTER 10
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	132,930
UCP	351	20		70	5,366
UEP	248	60		149	11,422
UOP	60	20		12	920
UST	65	45		29	2,223
TOTALS	2,458			1,994	152,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	107.2170	117.94	235,172	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1734 HX Base Yr



132 SW SAINT JOHNS ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	152,862
TOTAL MARKET OB/XF VALUE	16,209
TOTAL LAND VALUE - MARKET	18,375
TOTAL MARKET VALUE	187,446
SOH/AGL Deduction	0
ASSESSED VALUE	187,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,446
TOTAL JUST VALUE	187,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/898	3/18/2022	WD	U	I	30	340,000
GRANTOR: THOMAS DUANE E						
GRANTEE: THE LAW OFFICES OF						
1202/1217	8/01/2010	WD	U	I	11	100
GRANTOR: KAREN K THOMAS						
GRANTEE: DUANE E THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UCP= N16 W21 UST= W5 S13 E5 N13$ S13 W5 S3 E26$ W26 S33 E1 UEP= S8 E10 UOP= S5 E12 N5 W12$ E21 N8 W31$ E31S15 E15 N42 W7 N6$.

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	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
2	0210	GARAGE U	0	0	18	34	612.00	UT	2.00	2.00	70	0	0	3	70	857	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0264	PRCH,FSP	0	0	0	0	1.00	UT	800.00	800.00	52	2011	2011	3	52	416	

LAND DESCRIPTION

TOTAL OB/XF 16,209

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		*RO	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	1.75	1.75	18,375							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.24 Total Land Value: 18,375 Market: 0 Agricultural: 0 Common: 18,375 PRINTED 11/17/2026 BY SYS