E DIV: LOTS 1 & 2 BLOCK 6 THOMAS
719-498-504, 772-989, CASE# 97-1

DRUMMOND RICKY
260 SE MANGO WAY
LAKE CITY, FL 32025

**2027**

**00-00-00-12891-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 09 | PINE WOOD 20 |
| 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 07

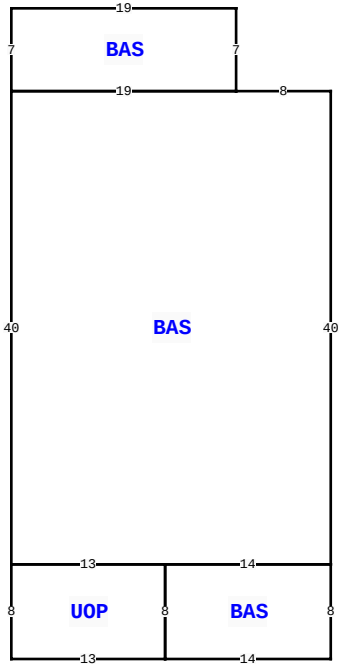
NEIGHBORHOOD/LOC 860317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 112 | 100 | | 112 | 3,334 |
| BAS | 133 | 100 | | 133 | 3,959 |
| BAS | 1,080 | 100 | | 1,080 | 32,148 |
| UOP | 104 | 20 | | 21 | 625 |
| TOTALS | 1,429 | | | 1,346 | 40,065 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,346 | 49.2000 | 54.12 | 72,846 | 1942 | 1942 | 10 | 0 | 0 | 35.00 | 55.00 |

2 SINGLE FAM 0% - 0 Heated Area: 1325 HX Base Yr




883 NE MAPLE LN, 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 | 40,065 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 9,360 |
| TOTAL MARKET VALUE | 49,425 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 49,425 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,425 |
| TOTAL JUST VALUE | 49,425 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,151 |

SALE:1:1: LOTS 1 & 2 BLK 6 THOMAS PARK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1508/824 | 2/13/2024 | WD | U | I | 11 | 100 |
| GRANTOR: DRUMMOND MELVIN EUGEN | | | | | | |
| GRANTEE: DRUMMOND RICKY E | | | | | | |
| 1168/1582 | 3/05/2009 | WD | U | I | 11 | 100 |
| GRANTOR: RICKY E DRUMMOND | | | | | | |
| GRANTEE: RICKY E DRUMMOND & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 BAS= N7 W19 S7 E19$ W19 S40 UOP= S8 E13 N8 W13$
E13BAS= S8 E14 N8 W14$ E14 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | *RSF-3 | 104.00 | 120.00 | 6,240.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 4,680 | | | | | | | |
| 2 | 0100 | C | SFR | 0 | | *RSF-3 | 0.00 | 0.00 | 6,240.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 4,680 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/01/2025 BY KS Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 11/17/2026 BY SYS