S DIV: S1/2 LOT 8 BLOCK D KRIPNE
ORB 732-822, DC 731-014, 968-214

GLENN THOMAS JOEL JR/GLENN STEPHANIE K
654 SW TIMUQUA TERR
FORT WHITE, FL 32038

2027

00-00-00-14195-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
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

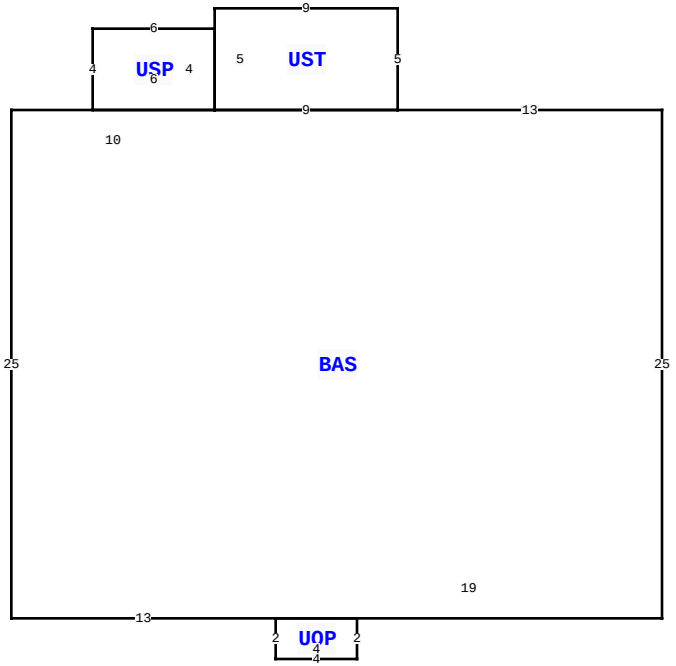
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	46,904
UOP	8	20		2	117
USP	24	35		8	469
UST	45	45		20	1,173
TOTALS	877			830	48,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	830	82.0000	90.20	74,866	1947	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 800 HX Base Yr



538 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	48,663
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	11,011
TOTAL MARKET VALUE	59,874
SOH/AGL Deduction	0
ASSESSED VALUE	59,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,874
TOTAL JUST VALUE	59,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/2148	11/22/2002	WD	Q	I		121,000
GRANTOR: WINDHAM						
GRANTEE: THOMAS JOEL JR & ST						
0732/0822	10/04/1990	WD	U	I	12	22,500
GRANTOR: SANDERS-ADAMS						
GRANTEE: JOHN J WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UST= N5 W9 S5 E9$ W9 USP= W6 N4 E6 S4$ W10 S25 E13
UOP= S2 E4 N2 W4$ E19 N25$.

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	55.00	52.00	2,860.00	SF		1.00	1.00	1.40	2.75	3.85	11,011							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.07 Total Land Value: 11,011 Market: 0 Agricultural: 0 Common: 11,011 PRINTED 11/17/2026 BY SYS