

COMM NW COR OF SW1/4 OF NE1/4,
 RUN E 160.72 FT TO A CO GRD RD
 FOR POB, RUN E 557.97 FT, S

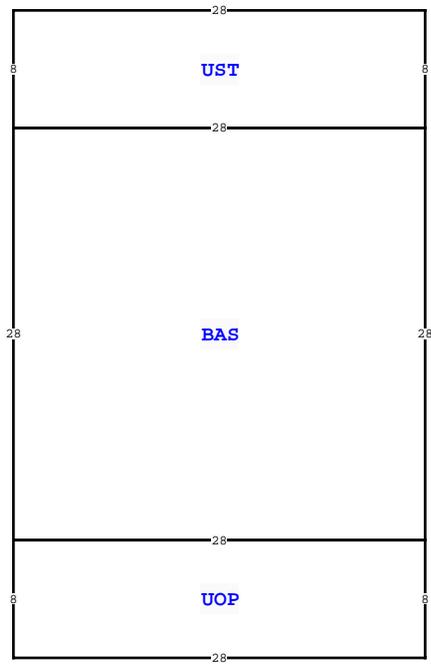
THOMAS ROBIN
 555 NW LOWER SPRINGS RD
 LAKE CITY, FL 32055-7075

2026

01-3S-15-00128-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	06	VINYL ASB 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UOP	224	20	
UST	224	45	
TOTALS	1,232		930

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2012		94,274	1983	1983	0	0	35.00	65.00	Heated Area: 784 HX Base Yr 2012	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				61,278		
TOTAL MARKET OB/XF VALUE				8,900		
TOTAL LAND VALUE - MARKET				38,640		
TOTAL MARKET VALUE				108,818		
SOH/AGL Deduction				54,143		
ASSESSED VALUE				54,675		
TOTAL EXEMPTION VALUE				HX HB 25,388		
BASE TAXABLE VALUE				29,287		
TOTAL JUST VALUE				108,818		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				102,222		
SALE:1:1: PROP SETTLEMENT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17718	M H	125	12/06/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1121/0083	6/04/2007	WD	Q	I	06	100
GRANTOR: ROGER THOMAS						
GRANTEE: ROBIN THOMAS						
0822/0129	5/15/1996	WD	Q	I	03	12,500
GRANTOR: KAREN THOMAS						
GRANTEE: ROGER A THOMAS						
BUILDING NOTES						
BUILDING DIMENSIONS						
UST= N8 W28 S8 E28\$ BAS= W28 S28 UOP= S8 E28 N8 W28\$ E28 N28\$.						

EXTRA FEATURES														555 NW LOWER SPRINGS RD, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2026	MLU
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	0070	CARPENT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	900							
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600							
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400							
TOTAL OB/XF 8,900																							

LAND DESCRIPTION										TOTAL OB/XF										8,900				
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	0100	C	SFR	100		A-1	0.00	0.00	2.76	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,640							