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

2027

01-3S-15-00128-005

BUILDING CHARACTERISTICS

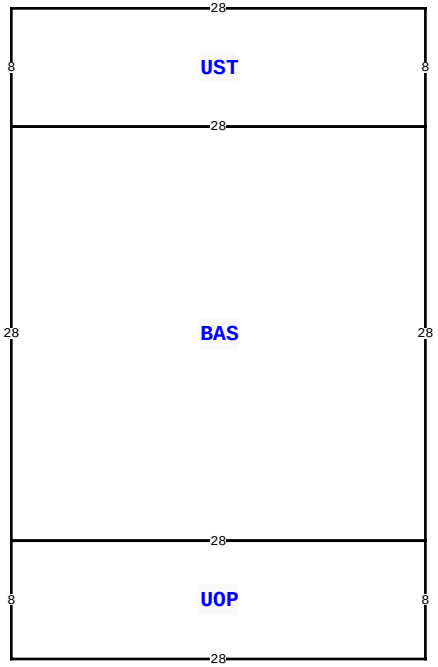
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	49,844
UOP	224	20		45	2,861
UST	224	45		101	6,421
TOTALS	1,232			930	59,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	930	88.9200	97.81	90,963	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 784 HX Base Yr 2012



555 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,126
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		38,640
TOTAL MARKET VALUE		106,666
SOH/AGL Deduction		50,050
ASSESSED VALUE		56,616
TOTAL EXEMPTION VALUE	HX HB	26,900
BASE TAXABLE VALUE		29,716
TOTAL JUST VALUE		106,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,742

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

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	0070	CARPORT 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	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	100		A-1	0.00	0.00	2.76	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,640							

REVIEW DATE 01/11/2023 BY JD Total Acres: 2.76 Total Land Value: 38,640 Market: 0 Agricultural: 0 Common: 38,640 PRINTED 11/16/2026 BY SYS