COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB. CONT E 242 FT, S 581.31
OF NW LOWER SPRINGS RD, NW ALONG

THOMAS ROGER ALLEN JR REVOCABLE LIVING TRUST AGREE
8760 PINNACLE PARK BLVD, APT 1422
JACKSONVILLE, FL 32256

2026

01-3S-15-00128-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

497 NW LOWER SPRINGS RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,550
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	48,050
SOH/AGL Deduction	12,415
ASSESSED VALUE	35,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,635
TOTAL JUST VALUE	48,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2010	2/03/2024	WD	U	I	11	100
GRANTOR: THOMAS ROGER ALLEN JR						
GRANTEE: THOMAS ROGER ALLEN						
1121/0081	6/04/2007	WD	Q	V	06	100
GRANTOR: ROGER & ROBIN THOMAS						
GRANTEE: ROGER THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0031	BARN,MT AE	0	0	18	28	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,550

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,500							

REVIEW DATE 01/11/2023 BY JD — Total Acres: 2.75 — Total Land Value: 38,500 — Market: 0 — Agricultural: 0 — Common: 38,500 — PRINTED 06/23/2026 BY SYS