

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1507/2010</td> <td>2/03/2024</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1507/2010	2/03/2024	WD	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1507/2010	2/03/2024	WD	U	I	11	100																																					
TOTALS										497 NW LOWER SPRINGS RD, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2026 MLU																																	
EXTRA FEATURES																																											
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	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																											
										TOTAL OB/XF 9,550																																	
LAND DESCRIPTION																																											
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	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 05/08/2026 BY SYS																																											