

AKA LOT A-10 WILSON SPRINGS COMM
UNR DESC AS: COMM AT NE COR OF S
2641.99 FT TO NE COR OF NW1/4, C

THOMAS JANET
22 MARILYN AVE
ST AUGUSTINE, FL 32080

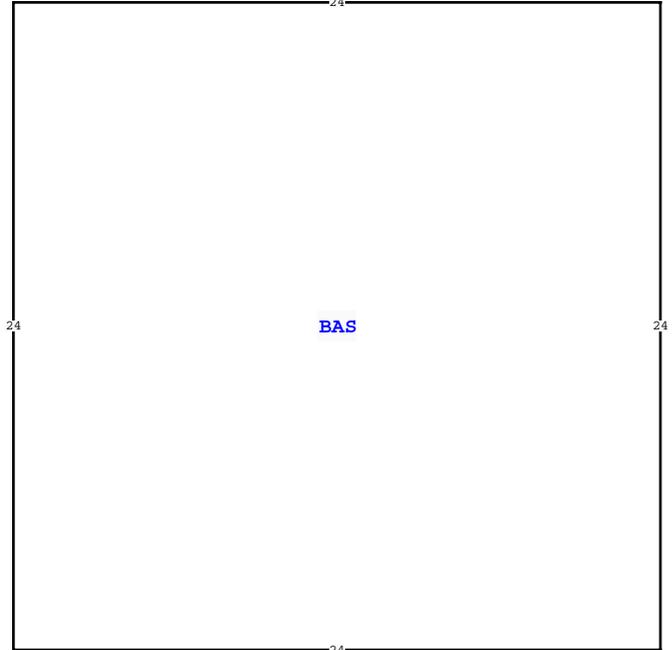
2026

01-7S-15-01439-627



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame		N/A	100
Stories	0	0	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
TOTALS	576		28,084

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	576	66.9708	75.01	43,206	1970	1970	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,084
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			27,912
TOTAL MARKET VALUE			56,196
SOH/AGL Deduction			5,060
ASSESSED VALUE			51,136
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			51,136
TOTAL JUST VALUE			56,196
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/2601	12/08/2006	WD	Q	V	01	20,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: JANET THOMAS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 S24 E24 N24 \$.	

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	0080	DECKING	0	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	2.75	AC		1.00	1.00	0.70	14,500.00	10,150.00	27,912							