BEG SW COR OF NE1/4 OF SW1/4, RU
136.02 FT, E 652.12 FT TO W R/W
199.12 FT, W 1341.60 FT, S 332.1

DEMAS THOMAS T
P O BOX 1933
LAKE CITY, FL 32056

2027

02-3S-15-00141-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2315.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0
TOTAL LAND VALUE - MARKET	64,220
TOTAL MARKET VALUE	64,220
SOH/AGL Deduction	6,108
ASSESSED VALUE	58,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,112
TOTAL JUST VALUE	64,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,220

SALE:2:1: 5.00 AC

SALE:1:1: SALE INCL RE# 00141-006 LOW FOR ACREAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1071	1/29/2018	WD	U	V	37	32,000
GRANTOR: CLAY & LENORA FOE						
GRANTEE: THOAMS T DEMAS						
0853/1907	2/16/1998	WD	Q	V	02	14,000
GRANTOR: FISHER & SANDERS						
GRANTEE: FOE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	6.76	AC		1.00	1.00	0.95	10,000.00	9,500.00	64,220							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 6.76 Total Land Value: 64,220 Market: 0 Agricultural: 0 Common: 64,220 PRINTED 11/17/2026 BY SYS