LOT 6 BLOCK B OLUSTEE CREEK ESTA
UNIT II.

THOMAS SAMUEL R/THOMAS CONNIE S
795 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2027

02-6S-17-09533-236

BUILDING CHARACTERISTICS

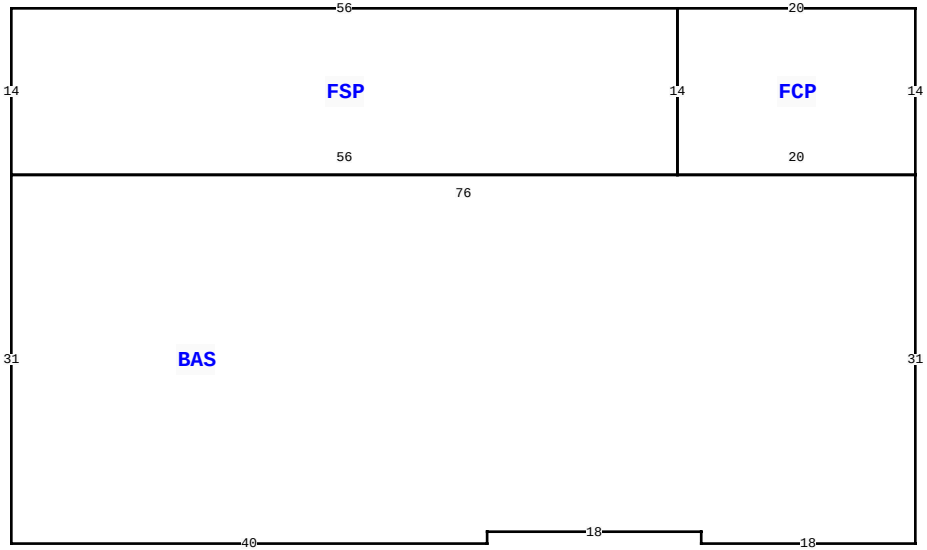
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100		2,338	141,706
FCP	280	25		70	4,243
FSP	784	40		314	19,032
TOTALS	3,402			2,722	164,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,722	118.5000	110.20	299,964	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 50% - 2022 Heated Area: 2338 HX Base Yr 2022



795 SE BALD EAGLE LOOP, LAKE CITY

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

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	50	18	18	324.00	UT	2.00	2.00	100	2002	2002	3	100	648	
2	0070	CARPORT UF	0	50	18	18	324.00	UT	2.00	2.00	100	2002	2002	3	100	648	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	50	18	20	360.00	UT	5.00	5.00	100	2002	2002	3	100	1,800	
5	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,980
TOTAL MARKET OB/XF VALUE		10,896
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		241,136
SOH/AGL Deduction		34,468
ASSESSED VALUE		206,668
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		155,257
TOTAL JUST VALUE		241,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31484	MAINT/ALTR	30	10/01/2013
21361	REMODEL	120	12/18/2003
19642	M H	125	06/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/2487	10/22/2024	LE	U	I	14	100
GRANTOR: THOMAS SAMUEL R						
GRANTEE: THOMAS SAMUEL R (EN						
1439/2090	6/09/2021	WD	Q	I	01	164,000
GRANTOR: WILDER KRISTIE						
GRANTEE: THOMAS SAMUEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E40 N1 E18 S1 E18 N31$ FCP= N14 W20 FSP= W56 S14 E56 N14$ S14 E20$.

LAND DESCRIPTION

TOTAL OB/XF 10,896

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	0200	C	MBL HM	50		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 09/26/2017 BY DF Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS