COMM NW COR OF NE1/4 OF SW1/4, R
POB, RUN E 30 FT, S 831.39 FT, W
N APPROX 831.39 FT TO POB EX .16

THOMAS DUANE E
206 S MARION AVE
LAKE CITY, FL 32025

2026

03-4S-17-07486-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.00	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	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6
TOTAL MARKET VALUE	6
SOH/AGL Deduction	1
ASSESSED VALUE	5
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5
TOTAL JUST VALUE	6
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6

SALE:1:1: APPROX 17.39 AC PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/1960	12/03/2009	WD	U	V	11	100
GRANTOR: SUSAN CHILD FKA SUSAN						
GRANTEE: DUANE E THOMAS						
0819/0930	2/06/1996	WD	Q	V	03	0
GRANTOR: DUANE THOMAS						
GRANTEE: SUSAN 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

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.41	AC		1.00	1.00	1.43	10.00	14.30	6							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 0.41 Total Land Value: 6 Market: 0 Agricultural: 0 Common: 6 PRINTED 05/12/2026 BY SYS