LOT 8 BLOCK 5 LAKEWOOD S/D.
ORB 368-06, 803-2082,
803-2083, 889-1372, 1373,

THOMAS ELAINE
P O BOX 2631
LAKE CITY, FL 32056-2631

2026

05-4S-17-07820-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

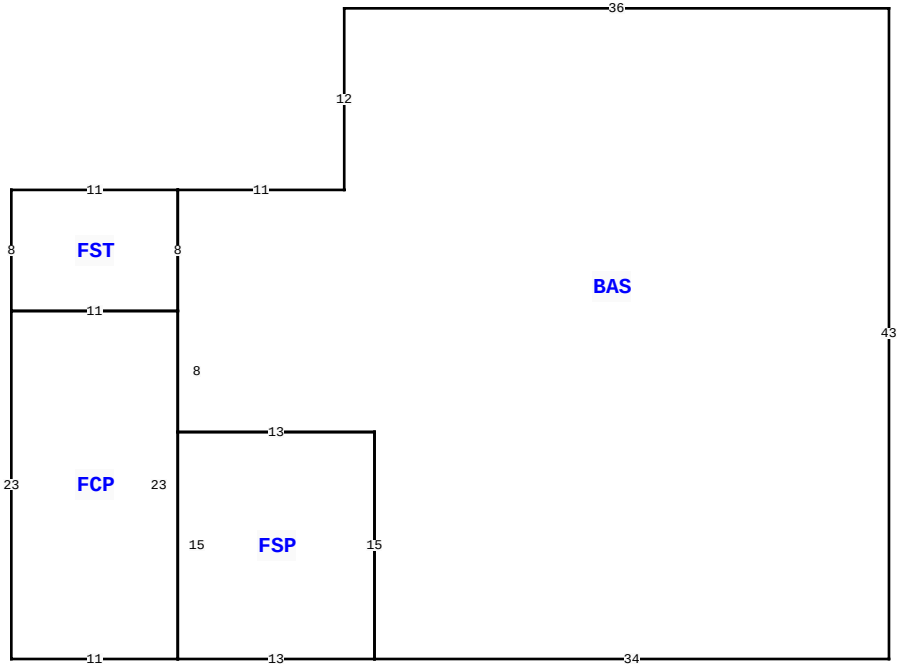
NEIGHBORHOOD/LOC 5417.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100		1,694	131,615
FCP	253	25		63	4,895
FSP	195	40		78	6,060
FST	88	55		48	3,729
TOTALS	2,230			1,883	146,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	106.7220	119.53	225,075	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1694 HX Base Yr



1541 SE VALENCIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	146,299
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	16,909
TOTAL MARKET VALUE	165,708
SOH/AGL Deduction	0
ASSESSED VALUE	165,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,708
TOTAL JUST VALUE	165,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,650

LAND:1:1: 71X138 + 7,111 SF.

SALE:2:1: WITH OPTION TO BUY

SALE:1:1: LOT 8 BLK 5 LAKEWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0668	2/19/2020	LE	U	I	14	100
GRANTOR: ELAINE THOMAS						
GRANTEE: SHANNON ELAINE THOM						
0930/1593	7/07/2001	WD	Q	I		68,000
GRANTOR: C HALEY TRUSTEE						
GRANTEE: ELAINE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S12 W11 FST= W11 S8 E11 N8$ S8 FCP= W11 S23 E11 N23$ S8 FSP= S15 E13 N15W13$ E13 S15 E34 N43$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0100	C	SFR	0		*RSF-	271.00	138.00	16,909.00	SF		1.00	1.00	0.80	1.25	1.00	16,909							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.39 Total Land Value: 16,909 Market: 0 Agricultural: 0 Common: 16,909 PRINTED 06/11/2026 BY SYS