LOT 2 BLOCK 6 LAKEWOOD S/D.

784-1524, WD 1027-926, WD 1280-2

THOMPSON COLBY ALLEN/THOMPSON AMBER RASHELLE
1520 SE VALENCIA DR
LAKE CITY, FL 32025

2027

05-4S-17-07824-000

BUILDING CHARACTERISTICS

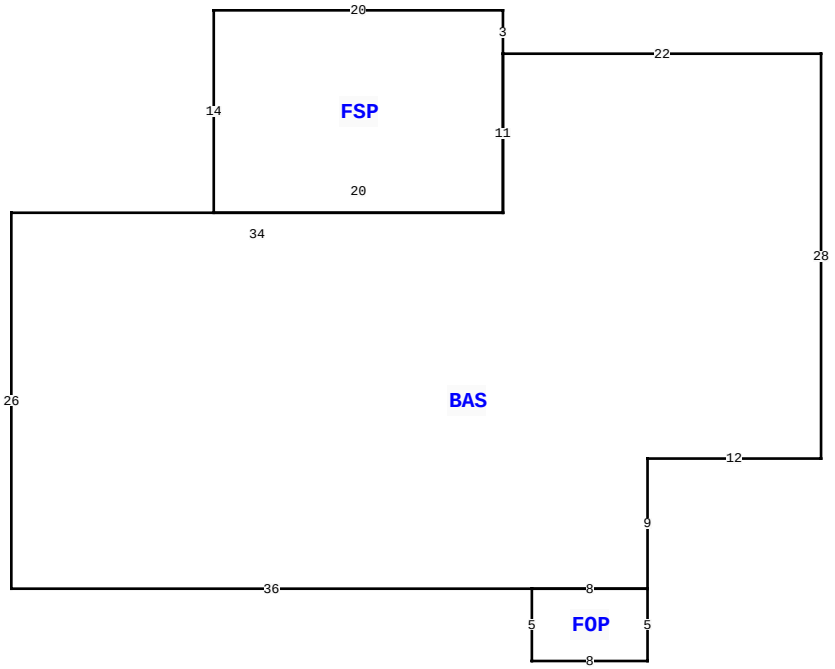
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,590	100		1,590	155,038
FOP	40	30		12	1,170
FSP	280	40		112	10,921
TOTALS	1,910			1,714	167,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	109.1000	120.01	205,697	1960	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2027 Heated Area: 1590 HX Base Yr 2027



1520 SE VALENCIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,129
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		16,738
TOTAL MARKET VALUE		185,367
SOH/AGL Deduction		0
ASSESSED VALUE		185,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,956
TOTAL JUST VALUE		185,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,292

LAND:1:1: 75X130 + 3,340 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043825	Remodel	18,780	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1091	2/09/2026	WD	Q	I	01	233,000
GRANTOR: EVANS GREG						
GRANTEE: THOMPSON COLBY ALLE						
1449/106	9/28/2021	WD	Q	I	01	155,000
GRANTOR: ROONEY STEPHANIE ANN						
GRANTEE: EVANS GREG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N3 W20 S14 E20 N11$ S11 W34 S26 E36 FOP= S5 E8 N5 W8$ E8 N9 E12 N28$.

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	0294	SHED WOOD/	0	100	14	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	100		*RSF	-275.00	130.00	13,390.00	SF		1.00	1.00	1.00	1.25	1.25	16,738							

REVIEW DATE 04/29/2026 BY TP Total Acres: 0.31 Total Land Value: 16,738 Market: 0 Agricultural: 0 Common: 16,738 PRINTED 11/17/2026 BY SYS