NW1/4 OF NE1/4 EX 1 AC DESC IN W
BEG SE COR OF NE1/4 OF NE1/4 OF
FT TO SW COR OF NE1/4 OF NE1/4,

THOMAS GARY M/THOMAS PATRICIA B
723 SW GABRIEL PL
LAKE CITY, FL 32024

2027

06-4S-16-02783-000

BUILDING CHARACTERISTICS

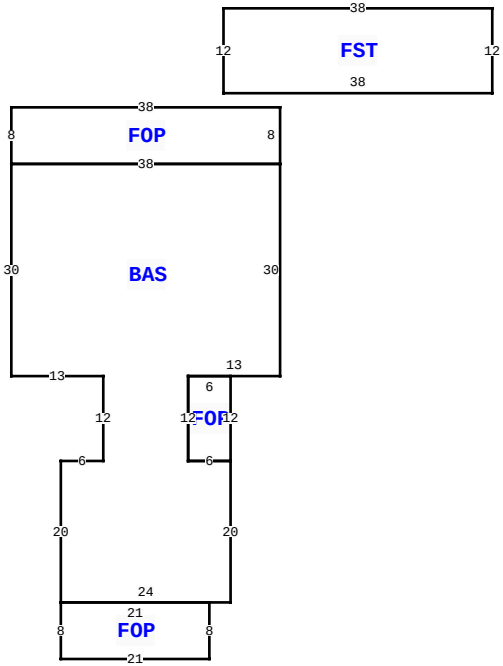
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	222,758
FOP	72	30		22	2,778
FOP	168	30		50	6,314
FOP	304	30		91	11,491
FST	456	55		251	31,696
TOTALS	2,764			2,178	275,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	143.5030	157.85	343,797	2005	2005	0	0	0	20.00	80.00

2 SINGLE FAM 100% - 0 Heated Area: 1764 HX Base Yr



723 SW GABRIEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,900	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,038
TOTAL MARKET OB/XF VALUE	14,100
TOTAL LAND VALUE - MARKET	362,895
TOTAL MARKET VALUE	652,033
SOH/AGL Deduction	106,295
ASSESSED VALUE	545,738
TOTAL EXEMPTION VALUE	13 HX HB 545,738
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	652,033
NCON VALUE	7,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055957	Mobile Home		06/24/2026
22277	SFR	505	09/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/1003	10/08/2020	WD	U	I	30	100
GRANTOR: GARY M & PATRICIA B T						
GRANTEE: GARY M & PATRICIA B						
1419/1334	6/02/2020	QC	U	V	11	100
GRANTOR: SADIE KAY THOMAS & ET						
GRANTEE: GARY THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N8 W38 S8 E38$ W38 S30 E13 S12 W6 S20 FOP= S8 E21 N8 W21$ E24 N20 FOP= N12 W6 S12 E6$ W6 N12 E13$ PTR= N40 E30 FST= N12 W38 S12 E38$ S40 W30$.

LAND DESCRIPTION

TOTAL OB/XF 14,100

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		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	195,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	37.31	AC		1.00	1.00	0.90	5,000.00	4,500.00	167,895							

REVIEW DATE 09/25/2026 BY JB Total Acres: 76.31 Total Land Value: 362,895 Market: 0 Agricultural: 0 Common: 362,895 PRINTED 11/17/2026 BY SYS