LOT 6 BLOCK 5 LAKE FOREST S/D
UNIT 1. ORB 387-285,
WD 1014-664.

THOMPSON RICK E/THOMPSON MARGO S
1703 SOUTH ST
KEY WEST, FL 33040

2027

06-4S-17-07871-000

BUILDING CHARACTERISTICS

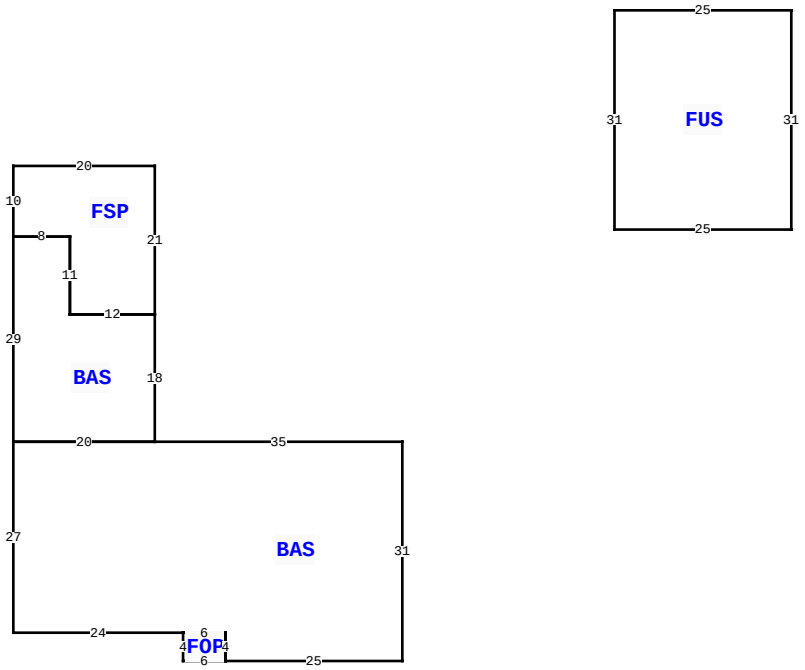
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	42,204
BAS	1,585	100		1,585	149,314
FOP	24	30		7	660
FSP	332	40		133	12,529
FUS	775	100		775	73,009
TOTALS	3,164			2,948	277,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,948	131.7532	144.93	427,254	1960	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2808 HX Base Yr



592 SW ARREDONDO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	277,715
TOTAL MARKET OB/XF VALUE	2,197
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	298,412
SOH/AGL Deduction	0
ASSESSED VALUE	298,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,412
TOTAL JUST VALUE	298,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000254	ADDN SFR	80	07/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/0664	4/29/2004	WD	Q	I		169,900

GRANTOR: JAMES W & JEANNE M BU

GRANTEE: RICK E & MARGO S TH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 BAS= N18 FSP= N21 W20 S10 E8 S11 E12 $ W12 N11 W8S29 E20$ W20 S27 E24 FOP= S4 E6 N4 W6$ E6 S4 E25 N31$ PTR= N30 E30 FUS= E25 N31 W25 S31$S30 W30$.

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	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	
3	0166	CONC,PAVMT	0	0	0	0	1,060.00	UT	0.45	0.45	100	1975	1975	3	100	477	
4	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,197

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-2	125.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS