NW1/4 OF SE1/4 & COMM AT SW COR
OF SE1/4, RUN E 661.48 FT FOR PO
1325.80 FT, E 60 FT, S 1325.80 F

THOMAS WILLIAM D/THOMAS BRENDA P
604 SW PARKER LANE
LAKE CITY, FL 32024

2026

07-4S-16-02807-004

BUILDING CHARACTERISTICS

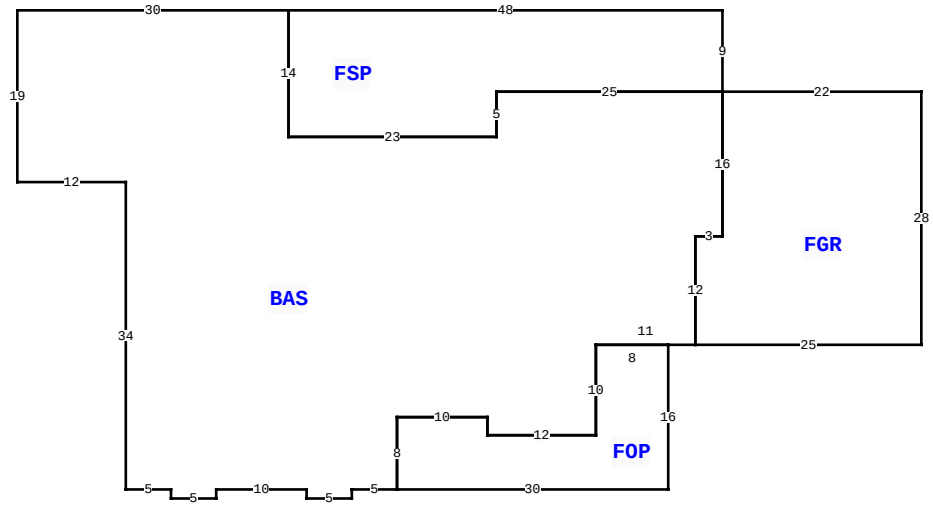
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,777	100		2,777	252,450
FGR	652	55		359	32,636
FOP	280	30		84	7,636
FSP	547	40		219	19,909
TOTALS	4,256			3,439	312,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,439	117.6368	131.75	453,088	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 2777 HX Base Yr 1995



604 SW PARKER LN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,631
TOTAL MARKET OB/XF VALUE		38,496
TOTAL LAND VALUE - MARKET		250,800
TOTAL MARKET VALUE		368,571
SOH/AGL Deduction		93,182
ASSESSED VALUE		275,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,978
TOTAL JUST VALUE		601,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,858

SALE:1:1: 41.80 ACRES NEEDED AND WANTED TO SELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40326	GENERATOR	0	08/10/2020
10497	M H	125	11/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1771	2/04/2025	LE	U	I	14	100
GRANTOR: THOMAS WILLIAM D (ENH						
GRANTEE: KARWAN KATHRYN THOM						
0761/0568	6/10/1992	WD	U	V	12	65,800
GRANTOR: TOMPKINS-MARTIN-JONE						
GRANTEE: WILLIAN D THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S19 E12 S34 E5 S1 E5N1 E10 S1 E5 N1 E5 FOP= E30 N16 W8 S10 W12 N2 W10 S8$ N8 E10 S2 E12 N10 E11 FGR= E25 N28 W22 S16 W3 S12$ N12 E3 N16FSP= N9 W48 S14 E23 N5 E25$ W25 S5 W23 N14$.

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	0166	CONC,PAVMT	0	100	0	0	1,213.00	UT	1.50	1.50	100	0	0	3	100	1,820	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0031	BARN,MT AE	0	100	34	48	1,632.00	UT	11.00	11.00	100	2014	2014	3	100	17,952	
4	0251	LEAN TO W/	0	100	14	48	672.00	UT	3.50	3.50	100	2014	2014	3	100	2,352	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0166	CONC,PAVMT	0	100	4	34	136.00	UT	2.00	2.00	100	2014	2014	3	100	272	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 38,496

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	5600	A	TIMBER 3	0		00	0.00	0.00	20.00	AC		1.00	1.00	1.00	281.00	281.00	5,620							
2	6200	A	PASTURE 3	0		00	0.00	0.00	20.80	AC		1.00	1.00	1.00	280.00	280.00	5,824							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	244,800							
4	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 02/12/2024 BY JB Total Acres: 41.80 Total Land Value: 17,444 Market: 244,800 Agricultural: 11,444 Common: 6,000 PRINTED 06/22/2026 BY SYS