

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

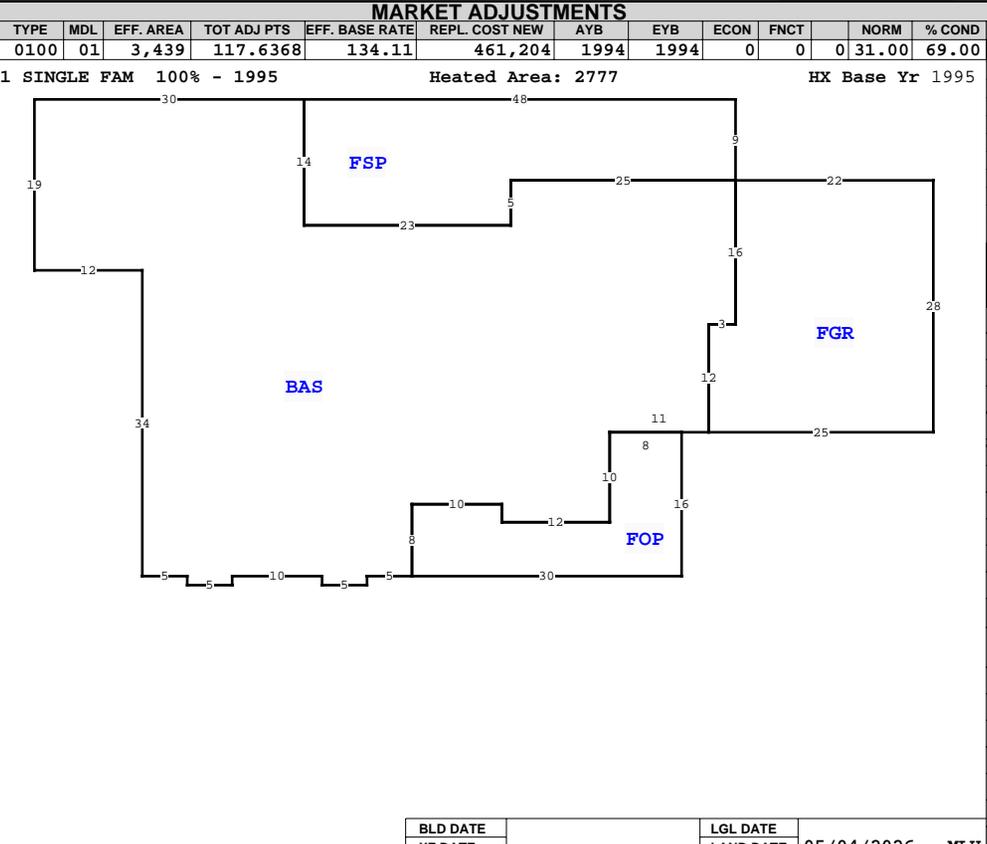
THOMAS WILLIAM D/THOMAS BRENDA P
604 SW PARKER LANE
LAKE CITY, FL 32024

2026

07-4S-16-02807-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	12	CEDAR	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	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	256,972
FGR	652	55		359	33,220
FOP	280	30		84	7,773
FSP	547	40		219	20,265
TOTALS	4,256			3,439	318,231



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY			STANDARD			
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE			318,231			
TOTAL MARKET OB/XF VALUE			38,496			
TOTAL LAND VALUE - MARKET			250,800			
TOTAL MARKET VALUE			374,171			
SOH/AGL Deduction			98,782			
ASSESSED VALUE			275,389			
TOTAL EXEMPTION VALUE			HX HB 51,411			
BASE TAXABLE VALUE			223,978			
TOTAL JUST VALUE			607,527			
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: WILLIAM 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\$.						

L N	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	
TOTAL OB/XF																38,496	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							