BEG AT SW COR OF LOT 1, BLK D,
RUN W 390.35 FT, N 251.69 FT,
E 451.92 FT, CONT E 67.25 FT

DEMAS THOMAS T
P O BOX 1933
LAKE CITY, FL 32056-1933

2027

07-4S-17-08106-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,300
TOTAL MARKET VALUE	35,300
SOH/AGL Deduction	61
ASSESSED VALUE	35,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,239
TOTAL JUST VALUE	35,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,300

SALE:1:1: AG LAND - 80 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0824	6/20/2019	WD	U	V	16	16,000
GRANTOR: FEAGLE FAMILY LIMITED						
GRANTEE: THOMAS T DEMAS						
0924/2704	4/20/2001	WD	Q	V	01	70,000
GRANTOR: M FEAGLE (AS TO 1/2 U						
GRANTEE: FEAGLE FAMILY LTD P						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	3.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,300							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 3.53 Total Land Value: 35,300 Market: 0 Agricultural: 0 Common: 35,300 PRINTED 11/17/2026 BY SYS