

BEG SW COR OF SW1/4 OF NE1/4, RU TO GRADED RD, SE 740 FT ALONG RD W 442.2 FT TO POB, EX 1 AC DESC

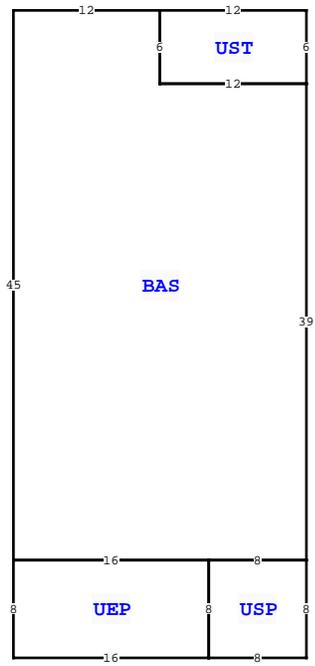
THOMAS WILLIAM H/THOMAS PAUL
650 SE POUNDS HAMMOCK RD
LAKE CITY, FL 32025

2026

12-4S-17-08326-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		0 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
UEP	128	60	
USP	64	35	
UST	72	45	
TOTALS	1,272		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2009	46.27	52,702	1915	1915	0	0	35.00	65.00
Heated Area: 1008						HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,256
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			51,556
SOH/AGL Deduction			22,204
ASSESSED VALUE			29,352
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			4,352
TOTAL JUST VALUE			51,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9470	M H	125	03/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1151/1943	6/03/2008	QC	Q	I	01	100
GRANTOR: WILLIAM H THOMAS & MA						
GRANTEE: WILLIAM H THOMAS &						
1149/2544	5/07/2008	QC	Q	I	02	100
GRANTOR: R D THOMAS & GERTRUDE						
GRANTEE: WILLIAM H THOMAS &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UST= N6 W12 S6 E12\$ BAS= W12 N6 W12 S45 UEP= S8 E16 N8 W16\$ E16 USP= S8 E8 N8 W8\$ E8 N39\$.	

EXTRA FEATURES																
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	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	250	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	200	

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	0100	C	SFR	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,500							