COMM SE COR OF SEC, RUN N2046.57
CONT N 328.29 FT, W 1334.84 FT,
RD 328.56 FT, E 1321.53 FT TO PO

THOMAS JOHN C/THOMAS SHARON S
5376 CITADEL ROAD
VENICE, FL 34293

2027

14-5S-15-00459-228

BUILDING CHARACTERISTICS

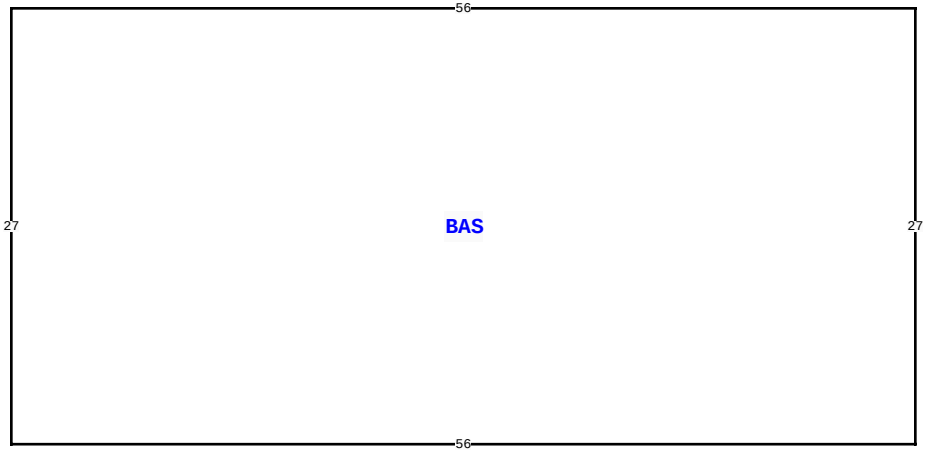
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	137,743
TOTALS	1,512			1,512	137,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	105.93	160,166	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



691 SW MARY TER, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	0	0	612.00	UT	2.50	2.50	100	2013	2013	3	100	1,530	
2	0294	SHED WOOD/	0	0	28	24	672.00	UT	10.00	10.00	100	2013	2013	3	100	6,720	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,743
TOTAL MARKET OB/XF VALUE	17,450
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	169,648
SOH/AGL Deduction	0
ASSESSED VALUE	169,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,648
TOTAL JUST VALUE	265,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,785

PRMT:2:1: TRAVEL TRAILER

PRMT:1:1: T T

SALE:1:1: LOT 28 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37106	M H	444	08/17/2018
9127	M H	75	12/02/1994
8488	M H	75	06/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1393/0097	8/20/2019	LE	U	I	14	100
GRANTOR: JOHN C & SHARON S THO						
GRANTEE: BRETT M THOMAS & KR						
0786/0343	2/06/1994	WD	Q	V		20,000
GRANTOR: GULF ATLANTIC						
GRANTEE: JOHN C THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,450

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 11/14/2018 BY DF Total Acres: 10.01 Total Land Value: 14,455 Market: 99,000 Agricultural: 3,345 Common: 11,110 PRINTED 11/17/2026 BY SYS