

THE S 325 FT OF NE1/4 OF SE1/4 &
 FT OF E 189.74 FT OF NW1/4 OF SE
 N 300 FT OF THE S 625 FT OF NE1/4

FEORA EMMA KAYE
 2953 SE CR 245
 LAKE CITY, FL 32025

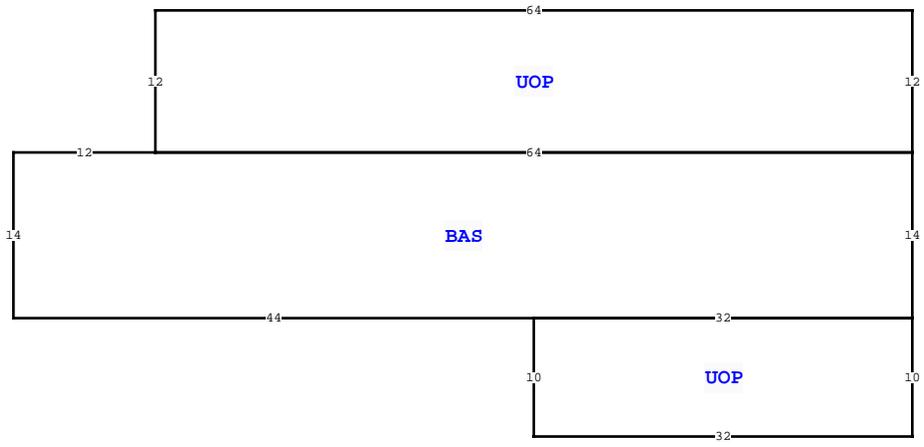
2026

15-4S-17-08356-001



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		06		
	NEIGHBORHOOD/LOC	15417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	24,910
UOP	320	25		80	1,873
UOP	768	25		192	4,495
TOTALS	2,152			1,336	31,278

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,336	92.9000	58.53	78,196	1988	1988		0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			31,278
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			30,294
TOTAL MARKET VALUE			69,172
SOH/AGL Deduction			6,627
ASSESSED VALUE			62,545
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,545
TOTAL JUST VALUE			69,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,682

SALE:1:3: WORTH OF LAND
 SALE:1:2: A CREEK, BUT IS NOT THAT LOW-SALE IS BEL
 SALE:1:1: THIS LAND HAS A SMALL PORTION THAT IS AL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1303	8/30/2022	WD	U	I	11	100
GRANTOR: THOMAS TIMOTHY J SR						
GRANTEE: FEORA EMMA KAYE						
1234/1924	4/14/2012	QC	U	I	11	100
GRANTOR: KAREN D THOMAS						
GRANTEE: TIMOTHY J THOMAS SR						

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
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	0200	C	MBL HM	0		A-1	0.00	0.00	5.61	AC		1.00	1.00	0.60	9,000.00	5,400.00	30,294							

TOTAL OB/XF												7,600												