LOT 20 HI-DRI ACRES UNIT 1.
354-731, 758-319, 881-1300, WD 1

LINCOLN DIANE S/LINCOLN LYLE A JR
155 SW THRASHER LN
LAKE CITY, FL 32024

2027

15-5S-16-03623-020

BUILDING CHARACTERISTICS

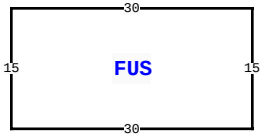
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	09	PINE WOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

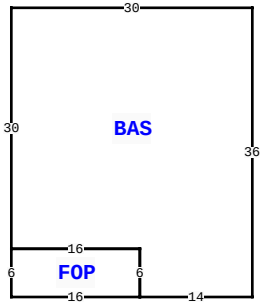
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	74,014
FOP	96	30		29	2,181
FUS	450	100		450	33,848
TOTALS	1,530			1,463	110,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	105.1974	115.72	169,298	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1434 HX Base Yr 2014





155 SW THRASHER LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,044
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	31,520
TOTAL MARKET VALUE	144,964
SOH/AGL Deduction	61,937
ASSESSED VALUE	83,027
TOTAL EXEMPTION VALUE	HX HB SX 83,027
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	144,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047289	Roof Replacement	10,364	05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2548	10/23/2025	WD	U	I	11	0
GRANTOR: LINCOLN DIANE S FKA D						
GRANTEE: LINCOLN DIANE S						
1266/1727	12/06/2013	WD	Q	I	01	70,500
GRANTOR: SHAHEEN						
GRANTEE: CARPENTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 FOP= S6 E16 N6 W16$E16 S6 E14 N36$ PTR=N30 FUS= N15 W30 S15 E30$ S30$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,520							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.97 Total Land Value: 31,520 Market: 0 Agricultural: 0 Common: 31,520 PRINTED 11/17/2026 BY SYS