LOT 19 OAKDALE S/D.
862-1762, CT 922-176, WD 1043-96

THOMAS REAL ESTATE INVESTMENTS, LLC
413 NW ACORN DRIVE
LAKE CITY, FL 32055

2026

16-3S-16-02160-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	16316.010 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

240 NW DUDLEY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	30,000
SOH/AGL Deduction	3,380
ASSESSED VALUE	26,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,620
TOTAL JUST VALUE	30,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19079	M H	125	12/27/2001
15576	M H	125	05/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2737	2/06/2023	WD	U	I	11	100
GRANTOR: THOMAS SHAJI						
GRANTEE: THOMAS REAL ESTATE						
1263/0114	9/23/2013	WD	Q	V	01	16,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: SHAJI & MARY THOMAS						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.04 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/09/2026 BY SYS