

COMM SE COR OF NE1/4, W 25 FT TO  
UPCHURCH RD & POB, CONT W 249.32  
S R/W OF FANTASY GLN, E 249.32 F

THOMAS BRENDA R  
166 SW FANTASY GLN  
LAKE CITY, FL 32024

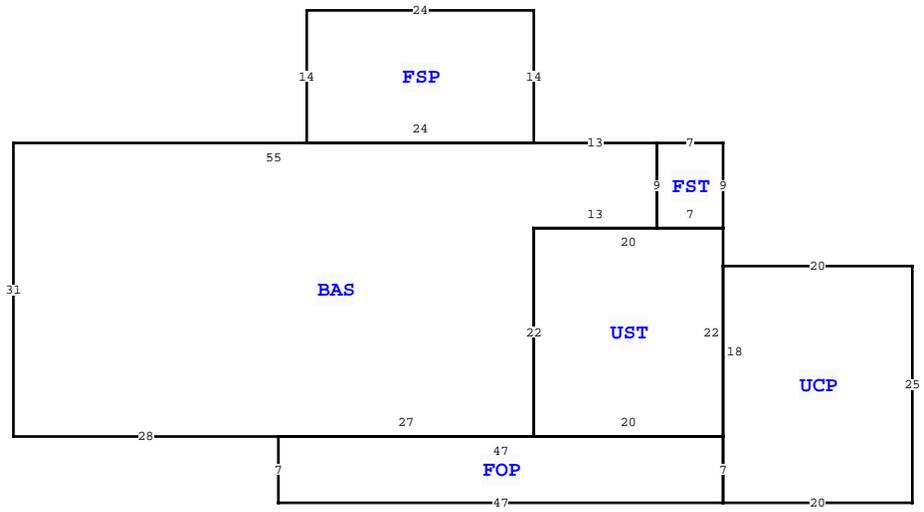
2026

16-4S-16-03025-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
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	06
NEIGHBORHOOD/LOC	16416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,822	100	
FOP	329	30	
FSP	336	40	
FST	63	55	
UCP	500	20	
UST	440	45	
TOTALS	3,490		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,388	113.4900	129.38	308,959	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 0											
Heated Area: 1822 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,823
TOTAL MARKET OB/XF VALUE			10,736
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			223,559
SOH/AGL Deduction			109,967
ASSESSED VALUE			113,592
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			62,181
TOTAL JUST VALUE			223,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2478	8/18/2022	LE	U	I	14	100
GRANTOR: ROSE SHERMAN V						
GRANTEE: THOMAS BRENDA R						
0516/0414	5/01/1984	WD	Q	I		43,700
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		1062 SW UPCHURCH AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0294	SHED WOOD/	0 100
3	0070	CARPORT UF	0 100
4	0070	CARPORT UF	0 100
5	0296	SHED METAL	0 100
6	0060	CARPORT F	0 100
7	0166	CONC, PAVMT	0 100
8	0070	CARPORT UF	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
4	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0296	SHED METAL	0 100	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
6	0060	CARPORT F	0 100	18	35	630.00	UT	5.00	5.00	100	2007	2007	3	100	3,150	
7	0166	CONC, PAVMT	0 100	3	40	240.00	UT	2.00	2.00	100	2007	2007	3	100	480	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FSP= N14 W24 S14 E24\$ W55 S31 E28 FOP= S7 E47 N7 W47\$ E27 UST= E20 UCP= S7 E20 N25 W20 S18\$ N22W20 S22\$ N22 E13 FST= E7 N9 W7 S9\$ N9\$.	

LAND DESCRIPTION		TOTAL OB/XF														10,736								
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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							