

COMM SE COR OF NE1/4, RUN W 274.
 CONT W 166.33 FT TO SE COR LOT 1
 S/D, N 262 FT TO S R/W VISTA LN,

THOMAS DAVID/THOMAS BRENDA
 166 SW FANTASY GLN
 LAKE CITY, FL 32024

2026

16-4S-16-03025-018



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		141,683

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2002		257,605	2002	2001	0	0	45.00	55.00
				Heated Area: 2356			HX Base Yr 2002				

BAS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			141,683	
TOTAL MARKET OB/XF VALUE			13,240	
TOTAL LAND VALUE - MARKET			13,000	
TOTAL MARKET VALUE			167,923	
SOH/AGL Deduction			83,873	
ASSESSED VALUE			84,050	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			32,639	
TOTAL JUST VALUE			167,923	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			164,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045737	Roof Replacement	9,000	10/21/2022
18967	M H	125	11/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2483	8/18/2022	LE U		I	14	100

GRANTOR: THOMAS DAVID
 GRANTEE: THOMAS DAVID CRAIG
 0931/0915 7/19/2001 WD Q V 01 100
 GRANTOR: SHERMON V & PATRICIA
 GRANTEE: DAVID & BRENDA THOM

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2007	2007	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	16		192.00	UT 7.50	100	2007	2007	3	100	1,440	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2007	2007	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2007	2007	3	100	200	
6	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	1,600	
7	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31\$.	

LAND DESCRIPTION										TOTAL OB/XF										13,240				
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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							