

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

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

2026

16-4S-16-03025-035



| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | |
|----------------------------------|------------------|--------------|---------|--------------|----------------------|--------------------|-------|----------------|-------------|----------------|----------------|-----|--------|-----------------|-------|------|---|-------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 6,750 TOTAL MARKET VALUE 6,750 SOH/AGL Deduction 3,301 ASSESSED VALUE 3,449 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,449 TOTAL JUST VALUE 6,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE | | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | |
| MAP NUM MKT AREA 06 | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE | | | | | | | | | | |
| NEIGHBORHOOD/LOC 16416.010 1.00/ | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 13,500.00 | 13,500.00 | 6,750 | | | | | | | | | |