E1/2 OF NE1/4 OF SE1/4 OF NW1/4
AS: BEG NE COR OF S1/2 OF NW1/4,
TO N LINE OF A 50 FT RD, W 343.4

THOMAS SHEILA C/THOMAS CYNTHIA J
347 SW GENT GLN
LAKE CITY, FL 32024

2027

18-4S-16-03059-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 01

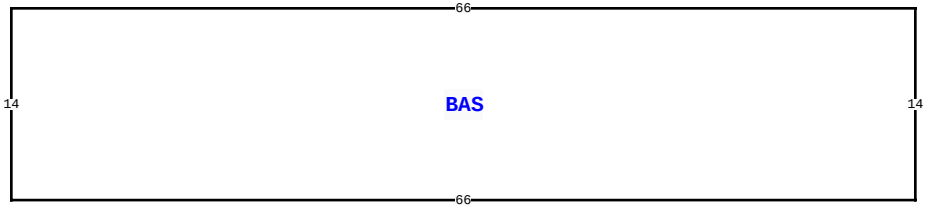
NEIGHBORHOOD/LOC 18416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,553
TOTALS	924			924	22,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	101.7000	61.02	56,382	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2007 Heated Area: 924 HX Base Yr 2007



347 SW GENT GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,794
TOTAL MARKET OB/XF VALUE		13,610
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		213,404
SOH/AGL Deduction		105,079
ASSESSED VALUE		108,325
TOTAL EXEMPTION VALUE	HX HB SX	85,817
BASE TAXABLE VALUE		22,508
TOTAL JUST VALUE		213,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24081	M H	439	01/26/2006
19828	M H	125	08/08/2002
14280	M H	125	07/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2264	4/01/2024	QC	U	I	11	100
GRANTOR: HENRY REBECCA						
GRANTEE: THOMAS SHEILA C						
0999/2663	10/28/2003	WD	Q	I		54,000
GRANTOR: SEAN M & ANNA CHRISTI						
GRANTEE: CYNTHIA & SHEILA TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0296	SHED METAL	0	100	24	12	288.00	UT	7.00	7.00	60	1993	1993	3	60	1,210	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,610

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 12/17/2024 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

E1/2 OF NE1/4 OF SE1/4 OF NW1/4
AS: BEG NE COR OF S1/2 OF NW1/4,
TO N LINE OF A 50 FT RD, W 343.4

THOMAS SHEILA C/THOMAS CYNTHIA J
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BUILDING CHARACTERISTICS

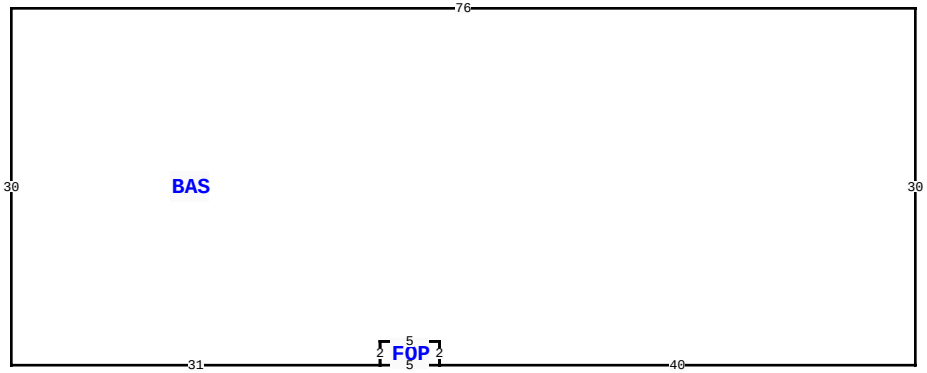
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100		2,270	117,035
FOP	10	35		4	206
TOTALS	2,280			2,274	117,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,274	100.8000	93.74	213,165	2006	2006	0	0	0	45.00	55.00

3 MANUF 1 100% - 2007 Heated Area: 2270 HX Base Yr 2007



347 SW GENT GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: SEAN M & ANNA CHRISTI						
GRANTEE: CYNTHIA & SHEILA TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E31 FOP= E5 N2 W5 S2$ N2 E5 S2 E40 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/17/2024 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS