E1/2 OF SE1/4.

696-511, 747-1820-1826, 757-1295

**THOMAS WINTON R JR/NORTON CHARESE H**
2663 SW TUSTENUGGEE RD
LAKE CITY, FL 32025

**2026**

**19-1S-17-04545-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 19117.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 240,000 |
| TOTAL MARKET VALUE | 22,480 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 22,480 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 22,480 |
| TOTAL JUST VALUE | 240,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,000 |

SALE:2:1: $.60 STAMPS

SALE:1:1: $.60 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1370/0911 | 10/03/2018 | WD | U | V | 11 | 100 |
| GRANTOR: LINDA GAIL THOMAS | | | | | | |
| GRANTEE: WINTON R THOMAS JR | | | | | | |
| 1370/0905 | 10/03/2018 | WD | U | V | 11 | 100 |
| GRANTOR: LINDA GAIL THOMAS IND | | | | | | |
| GRANTEE: LINDA GAIL 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 80.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 22,480 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 80.00 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 240,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/11/2025 BY MLU Total Acres: 80.00 Total Land Value: 22,480 Market: 240,000 Agricultural: 22,480 Common: 0 PRINTED 06/17/2026 BY SYS