W1/2 OF SW1/4 & SE1/4 OF SW1/4 A OF NW CANSA RD.

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

2027

20-1S-17-04550-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20117.00	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	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	264,000
TOTAL MARKET VALUE	25,128
SOH/AGL Deduction	0
ASSESSED VALUE	25,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,128
TOTAL JUST VALUE	264,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		A-1	0.00	0.00	88.00	AC		1.00	1.00	1.00	281.00	281.00	24,728							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	88.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	264,000							

REVIEW DATE 07/20/2015 BY DF Total Acres: 88.00 Total Land Value: 24,728 Market: 264,000 Agricultural: 24,728 Common: 0 PRINTED 11/17/2026 BY SYS