LOT 10 CREEK RUN PLANTATION S/D.
QC 1292-816, WD 1338-2284, WD 14

THACKER SHARON
3098 NW BROWN RD
LAKE CITY, FL 32055

2027

21-4S-17-08631-110

BUILDING CHARACTERISTICS

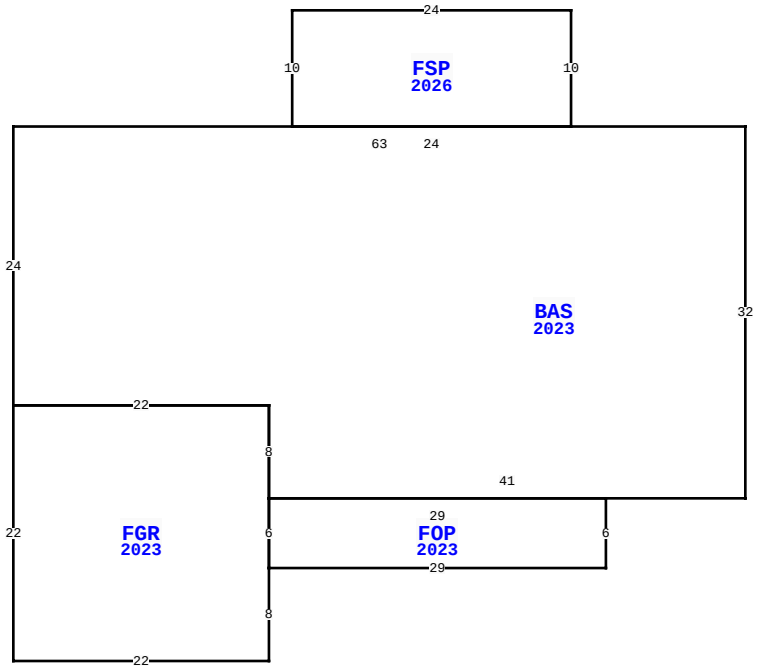
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		21417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2023	1,840	258,065
FGR	484	55	2023	266	37,307
FOP	174	30	2023	52	7,293
FSP	240	40	2026	96	13,465
TOTALS	2,738			2,254	316,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	131.4423	144.59	325,906	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 1840 HX Base Yr 2026



329 SE HOLLY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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
1	0030	BARN,MT	0	100	0	0	1.00	UT	24,400.00	24,400.00	100	2023	2022		100	24,400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
5	0166	CONC,PAVMT	0	100	0	0	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,129
TOTAL MARKET OB/XF VALUE		35,740
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		406,869
SOH/AGL Deduction		55,651
ASSESSED VALUE		351,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,807
TOTAL JUST VALUE		406,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053304	Generator		06/03/2025
000052626	Roof Replacement	11,500	03/18/2025
000044490	Storage Building	30,000	05/19/2022
000042690	New Residential C	225,000	09/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/603	4/30/2025	WD	Q	I	01	540,000
GRANTOR: NATHANSON JEFFREY						
GRANTEE: THACKER SHARON						
1466/75	4/22/2022	WD	Q	I	01	449,000
GRANTOR: CROWTHER RICHARD A IR						
GRANTEE: NATHANSON JEFFREY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,20] S24 E22 S8 E41 N32 W63 $
FGR=[YR=2023;ORIG=50,44] S22 E22 N8 N6 N8 W22 $
FOP=[YR=2023;ORIG=72,52] S6 E29 N6 W29 $
FSP=[YR=2026;ORIG=74,20] N10 E24 S10 W24 $
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LAND DESCRIPTION

TOTAL OB/XF 35,740

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 4.92 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS