COMM NW COR OF SE1/4 OF NW1/4, R
FT FOR POB, S 39 DEG E 411.79 FT
199.32 FT, E 342.44 FT W R/W CR

THOMAS FREDERICK L/THOMAS AUDREY M
225 SW COZY GLN
LAKE CITY, FL 32024

2027

26-3S-15-00230-004

BUILDING CHARACTERISTICS

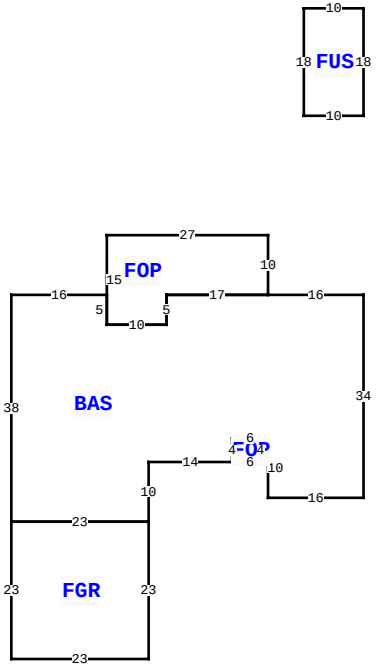
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	237,996
FGR	529	55		291	36,375
FOP	24	30		7	875
FOP	320	30		96	12,000
FUS	180	100		180	22,500
TOTALS	2,957			2,478	309,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	136.9060	150.60	373,187	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2022 Heated Area: 2084 HX Base Yr 2022



225 SW COZY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	1,417.00	UT	3.00	3.00	100	2008	2008	3	100	4,251	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,745
TOTAL MARKET OB/XF VALUE		6,051
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		375,796
SOH/AGL Deduction		75,687
ASSESSED VALUE		300,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,698
TOTAL JUST VALUE		375,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054988	Electrical Servic		02/10/2026
000051516	Roof Replacement	22,300	11/14/2024
27237	M H	325	08/05/2008
26303	SFR	541	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/794	2/11/2021	QC	U	I	11	100
GRANTOR: THOMAS FREDERICK L						
GRANTEE: CAMPBELL JOSH						
1430/796	2/04/2021	WD	U	I	11	100
GRANTOR: CAMPBELL JOSH						
GRANTEE: THOMAS FREDERICK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W17 S5 W10 N5 W16 S38 E23 N10 E14 N4 E6 S10 E16 N34 $
FGR=[ORIG=-59,38] S23 E23 N23 W23 $
FOP=[ORIG=-16,0] N10 W27 S15 E10 N5 E17 $
FUS=[ORIG=0,-30] N18 W10 S18 E10 $
FOP=[ORIG=-22,28] E6 N4 W6 S4 $.

LAND DESCRIPTION

TOTAL OB/XF 6,051

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 12/16/2024 BY JS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS