

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

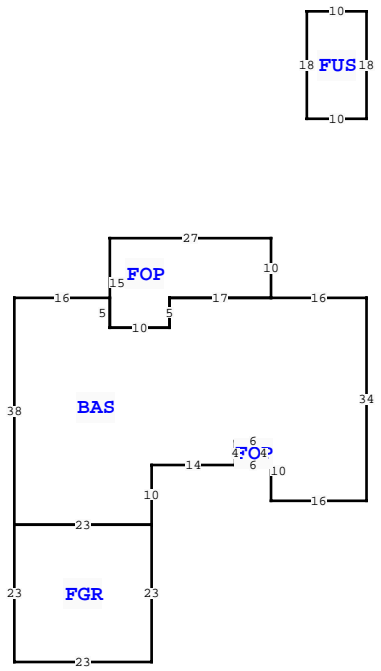
2026

26-3S-15-00230-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	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 Units	05	CONV	100
		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
BAS	1,904	100	
FGR	529	55	
FOP	24	30	
FOP	320	30	
FUS	180	100	
TOTALS	2,957		

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	153.33	379,952	2008	2008	0	0	0	17.00	83.00
2 SINGLE FAM			100% - 2022	Heated Area: 2084			HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		315,360	
TOTAL MARKET OB/XF VALUE		6,051	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		381,411	
SOH/AGL Deduction		90,043	
ASSESSED VALUE		291,368	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		239,957	
TOTAL JUST VALUE		381,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,211	

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						

EXTRA FEATURES		225 SW COZY GLN, LAKE CITY														
L N	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	2008	2008	3	100	4,251
2	0296	SHED METAL	0	100	0	0			1.00	UT	1,800.00	2023	2022		100	1,800

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

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							