

COMM SW COR OF SE1/4 OF NW1/4, R
W 635.8 FT FOR POB, RUN N 298.33
FT, NW 62 DEG 363.60 FT, S 475.0

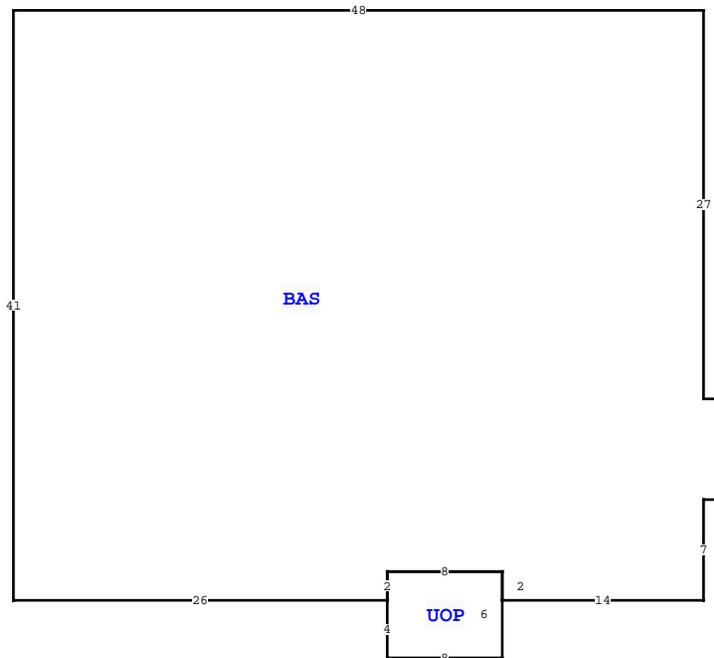
THOMAS MICHAEL A
460 SW LOREN CT
LAKE CITY, FL 32024

2026

26-4S-15-00401-031
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26415.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,959	100	
UOP	48	25	
TOTALS	2,007		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2012	Heated Area: 1959			HX Base Yr 2012			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			118,107	
TOTAL MARKET OB/XF VALUE			10,000	
TOTAL LAND VALUE - MARKET			65,130	
TOTAL MARKET VALUE			193,237	
SOH/AGL Deduction			116,508	
ASSESSED VALUE			76,729	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			25,318	
TOTAL JUST VALUE			193,237	
NCON VALUE			10,600	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			177,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052356	Roof Replacement	18,400	02/17/2025
16558	M H	125	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0601	7/16/2015	WD U		I	11	100
GRANTOR: ROBERT M COON						
GRANTEE: MICHAEL A THOMAS						
1298/0599	4/23/2015	WD U		I	11	100
GRANTOR: CATHY STONE						
GRANTEE: ROBERT M COON						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0294	SHED WOOD/	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	

TOTAL OB/XF												10,000				
BLD DATE												LGL DATE				
XF DATE												LAND DATE				
INC DATE												AG DATE				
460 SW LOREN CT, LAKE CITY												05/06/2026 MLU				

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S41 E26 UOP= S4 E8 N6 W8 S2\$ N2 E8 S2 E14 N7 E1 N7 W1 N27\$.

LAND DESCRIPTION												TOTAL OB/XF												10,000				
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130											