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

2027

26-4S-15-00401-031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	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

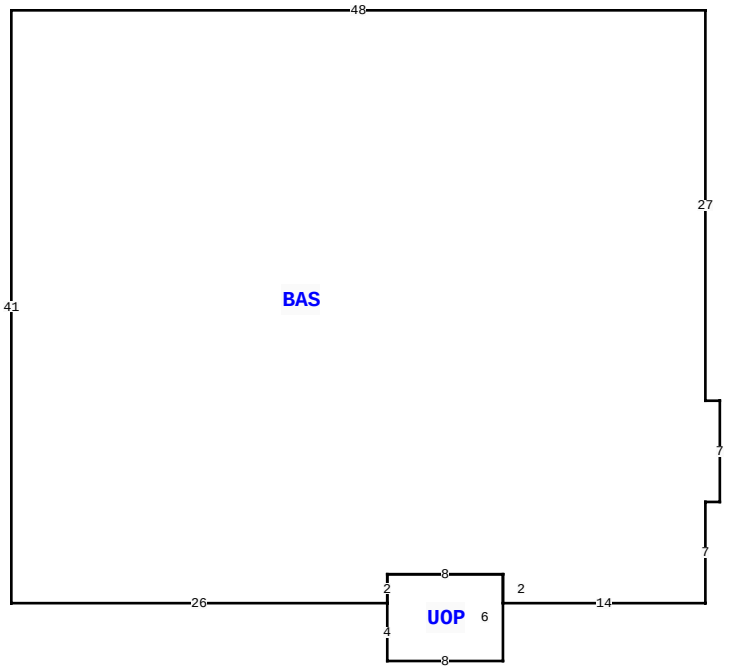
NEIGHBORHOOD/LOC 26415.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	116,139
UOP	48	25		12	711
TOTALS	2,007			1,971	116,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,971	115.9000	107.79	212,454	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 1959 HX Base Yr 2012



460 SW LOREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,850
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		191,980
SOH/AGL Deduction		112,949
ASSESSED VALUE		79,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,620
TOTAL JUST VALUE		191,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,237

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	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							

REVIEW DATE 10/14/2025 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS