

COMM SW COR OF NE1/4 OF SE1/4, N  
 CONT N 165 FT, E 337.64 FT TO W  
 ST, S 165 FT, W 339.07 FT TO POB

SANDERS THOMAS ALLAN  
 270 NW MADELIENE TER  
 LAKE CITY, FL 32055

2026

28-3S-16-02366-027



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,554	100	
FCP	252	25	
FOP	12	30	
FOP	144	30	
FST	96	55	
TOTALS	2,058		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,717	109.2700	122.38	210,126	1978	1978	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1554 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			136,582
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			16,640
TOTAL MARKET VALUE			155,222
SOH/AGL Deduction			0
ASSESSED VALUE			155,222
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,222
TOTAL JUST VALUE			155,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042754	Roof Replacement	12,960	09/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/2362	8/20/2010	PB U		I	30	100

GRANTOR: THOMAS A SANDERS, JAM  
 GRANTEE: THOMAS A SANDERS

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W30 FOP= N12 W12 S12 E12\$ W24 FST= W12 S8 E12 N8\$S8 FCP= W12 S21 E12 N21\$ S21E31 FOP= E6 N2 W6 S2\$ N2 E6 S2 E17 N29\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0
2	0264	PRCH, FSP	0	0	0	1.00	UT	0.00	0.00	100	0
3	0040	BARN, POLE	0	0	20	400.00	UT	2.50	2.50	70	1993

LAND DESCRIPTION												TOTAL OB/XF												
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	0		RSF/MH	0.00	0.00	1.28	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,640							