LOT 3 BLOCK 3 CAROLYN HEIGHTS S/
812-110-111.

THOMAS JOEL/THOMAS LUELLA
D/B/A THOMAS & ASSOCIATES, 3375 172ND ST
LAKE CITY, FL 32024

2027

28-3S-17-05732-000

BUILDING CHARACTERISTICS

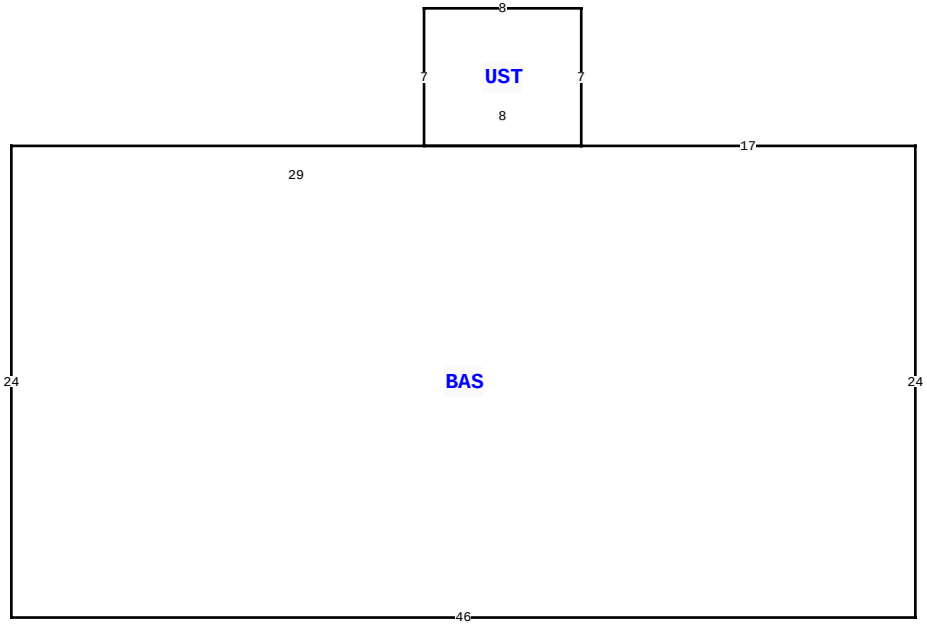
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	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 07
NEIGHBORHOOD/LOC		28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	73,441
UST	56	45		25	1,663
TOTALS	1,160			1,129	75,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,129	109.9560	120.95	136,553	1967	1967	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1104 HX Base Yr



262 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,104
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	83,754
SOH/AGL Deduction	0
ASSESSED VALUE	83,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,754
TOTAL JUST VALUE	83,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,120

SALE:1:1: LOT 3 BLK 3 CAROLYN HGTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050953	Electrical Servic	0	10/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0112	10/06/1995	WD	Q	I		18,500

GRANTOR: JULIA W MCDONALD

GRANTEE: JOEL & LUELLA THOMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= N7 W8 S7 E8$ W29 S24 E46 N24$.

LAND DESCRIPTION

TOTAL OB/XF 250

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS