LOT 8 BLOCK 3 CAROLYN HGTS S/D.
466-188, 809-1299, QC 1029-1281,

FORD CARL A LIVING TRUST DATED AUGUST 7, 2025
6085 THACKERAY LN
TALLAHASSEE, FL 32309

2027

28-3S-17-05736-000

BUILDING CHARACTERISTICS

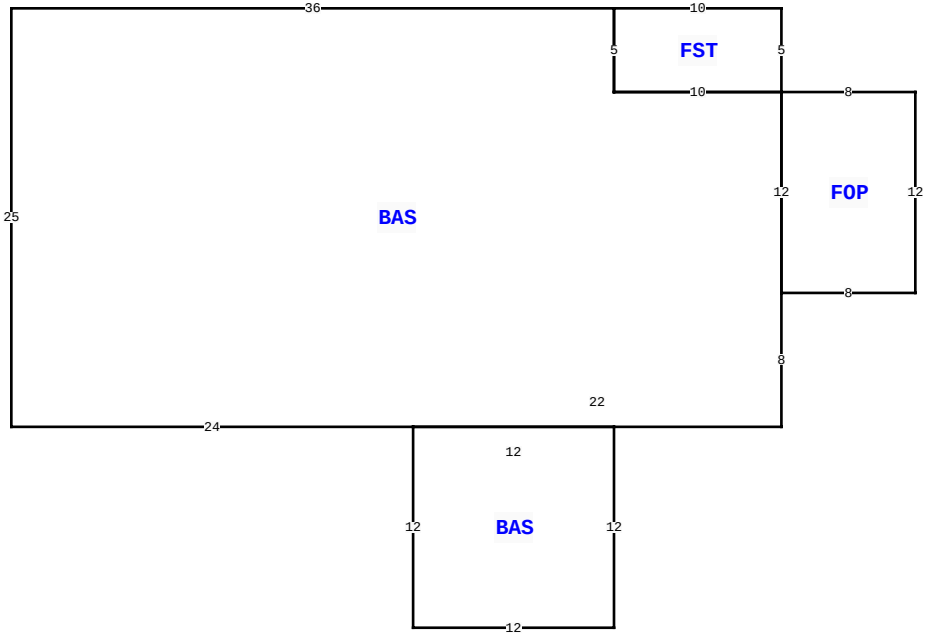
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	144	100		144	10,106
BAS	1,100	100		1,100	77,198
FOP	96	30		29	2,035
FST	50	55		28	1,965
TOTALS	1,390			1,301	91,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	116.0000	127.60	166,008	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1244 HX Base Yr



194 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,304
TOTAL MARKET OB/XF VALUE	1,075
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	100,779
SOH/AGL Deduction	0
ASSESSED VALUE	100,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,779
TOTAL JUST VALUE	100,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1336	12/15/2025	QC	U	I	11	100
GRANTOR: FORD CARL A						
GRANTEE: FORD CARL A LIVING						
1029/1281	9/04/2004	QC	Q	I	01	100
GRANTOR: NORMAN & EDITH ADAMS						
GRANTEE: CARL A FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S25 E24 BAS= S12 E12 N12 W12$ E22 N8 FOP= E8 N12 W8 S12$ N12 FST= N5 W10 S5 E10$W10 N5$.

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	0296	SHED METAL	0	0	12	20	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	75	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,075

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 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS