

COMM NW COR OF S1/2 OF NE1/4 OF
293.30 FT TO E'RLY R/W LINE OF U
ALONG R/W 532.44 FT FOR POB, CON

THRASHER JORDAN NEIL/THRASHER DANA M
6225 S US HWY 441
LAKE CITY, FL 32025

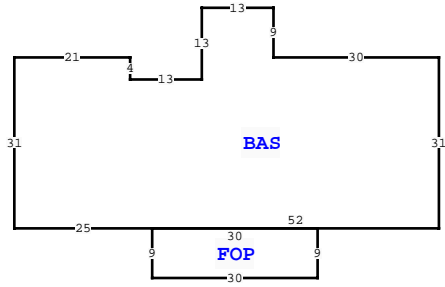
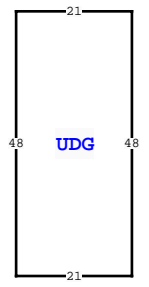
2026

28-4S-17-08794-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,452	100	
FOP	270	30	
UDG	1,008	55	
TOTALS	3,730		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2016	121.72	375,750	1996	2015	0	0	10.00	90.00
			Heated Area: 2452								
				HX Base Yr 2016							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			338,175
TOTAL MARKET OB/XF VALUE			1,550
TOTAL LAND VALUE - MARKET			29,680
TOTAL MARKET VALUE			369,405
SOH/AGL Deduction			219,658
ASSESSED VALUE			149,747
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			98,336
TOTAL JUST VALUE			369,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32932	REMODEL	425	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/1940	3/25/2015	WD	U	I	30	30,000
GRANTOR: JANE B NORTH (SINGLE)						
GRANTEE: JORDAN NEIL & DANA						
0922/0760	2/23/2000	WD	Q	I	01	100
GRANTOR: JANE B & RODNEY A NOR						
GRANTEE: MAMIE IRENE BEDENBA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN,FR AE	0	100	43	27	1.00	UT	0.00	100	0
2	0296	SHED METAL	0	100	13	20	260.00	UT	3.50	100	1993

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/07/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W30 N9 W13 S13 W13 N4 W21 S31 E25 FOP= S9 E30 N9 W30\$			
E52 N31\$ PTR=N30 UDG= N48 W21 S48 E21\$ S30\$.			

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,680							