COMM NE COR OF NE1/4 OF SW1/4, R
FOR POB, S 1381.80 FT TO N R/W O
92.78 FT, W 309.94 FT, NW 21.69

THOMAS JUSTIN
511 SW THURMAN TER
LAKE CITY, FL 32024

2026

29-1S-17-04595-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1339 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	73,700
TOTAL MARKET VALUE	10,760
SOH/AGL Deduction	0
ASSESSED VALUE	10,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,760
TOTAL JUST VALUE	80,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35768	M H	447	09/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/2735	12/12/2022	QC	U	I	11	100
GRANTOR: THOMAS JOSHUA A						
GRANTEE: THOMAS JUSTIN						
1366/0083	2/20/2018	WD	U	I	30	100
GRANTOR: JOSHUA A THOMAS						
GRANTEE: JOSHUA A & BRITTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	281.00	281.00	2,248							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.40	AC		1.00	1.00	1.00	280.00	280.00	1,512							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.40	AC		1.00	1.00	1.00	5,500.00	5,500.00	73,700							

REVIEW DATE 12/12/2017 BY TW Total Acres: 13.40 Total Land Value: 3,760 Market: 73,700 Agricultural: 3,760 Common: 0 PRINTED 05/12/2026 BY SYS