

SE1/4 OF NE1/4 & NE1/4 OF SE1/4,
DESC IN ORB 1001-2542 & EX 4.72
1169-2569.

THOMAS WINTON R JR/NORTON CHARESE H
2663 SW TUSTENUGGEE RD
LAKE CITY, FL 32025

2026

30-1S-17-04601-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 105,840 TOTAL MARKET VALUE 9,914 SOH/AGL Deduction 0 ASSESSED VALUE 9,914 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,914 TOTAL JUST VALUE 105,840 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 123,480									
DOR CODE		5600 TIMBERLAND 70-79																													
MAP NUM										03																					
NEIGHBORHOOD/LOC		30117.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS															BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/18/2026 MLU						
EXTRA FEATURES															SALES DATA																
L N	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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																	1370/0911	10/03/2018	WD U	V	11		100								
															GRANTOR: LINDA GAIL THOMAS																
															GRANTEE: WINTON R THOMAS JR																
																	1370/0905	10/03/2018	WD U	V	11		100								
															GRANTOR: LINDA GAIL THOMAS IND																
															GRANTEE: LINDA GAIL THOMAS																
BUILDING NOTES																															
BUILDING DIMENSIONS																															
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	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	35.28	AC		1.00	1.00	1.00	281.00	281.00	9,914														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.28	AC		1.00	1.00	1.00	3,000.00	3,000.00	105,840														
REVIEW DATE 05/18/2026 BY MLU															Total Acres: 35.28 Total Land Value: 9,914 Market: 105,840 Agricultural: 9,914 Common: 0																