NW DIV: E1/2 OF LOT 3 & LOT 4
BLOCK D NORTHSIDE ESTATES S/D.

THOMAS LINDA V/RIVERS ANITA T
802 NW SPRINGDALE GLN
LAKE CITY, FL 32055

2027

30-3S-17-11702-021

BUILDING CHARACTERISTICS

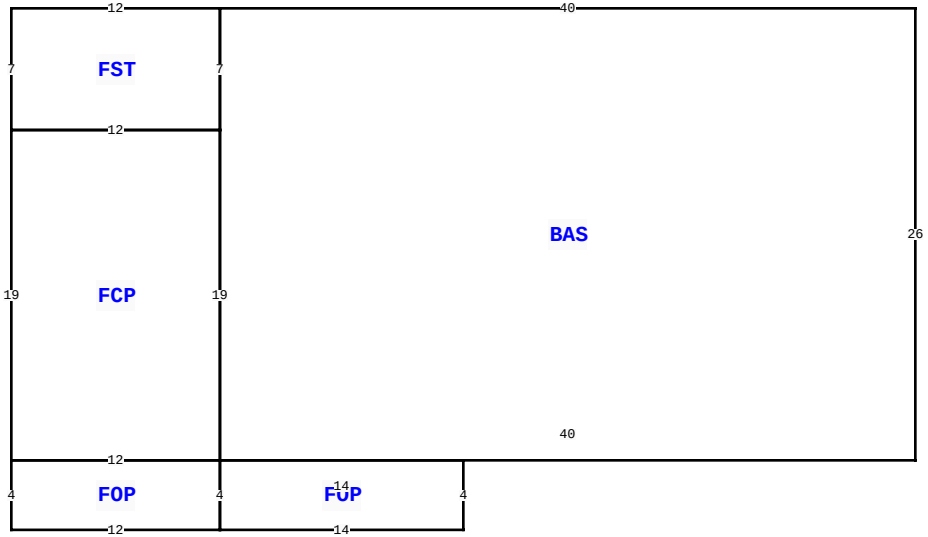
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	71,111
FCP	228	25		57	3,897
FOP	48	30		14	957
FOP	56	30		17	1,162
FST	84	55		46	3,145
TOTALS	1,456			1,174	80,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,174	113.0160	124.32	145,952	1977	1977	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1040 HX Base Yr



802 NW SPRINGDALE GLN, 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		80,274
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		5,450
TOTAL MARKET VALUE		86,324
SOH/AGL Deduction		27,436
ASSESSED VALUE		58,888
TOTAL EXEMPTION VALUE	HX HB	33,888
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		86,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2394	1/21/2020	WD	U	I	11	100
GRANTOR: LINDA V THOMAS						
GRANTEE: LINDA V THOMAS & AN						
1361/0690	5/29/2018	WD	U	I	11	100
GRANTOR: LINDA V THOMAS						
GRANTEE: LINDA V THOMAS & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S7 E12 N7$S7 FCP= W12 S19 E12 N19$ S19 FOP= W12 S4 E12 N4$ FOP= S4 E14 N4 W14$ E40 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 600

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	100			0.00	0.00	10,900.00	SF		1.00	1.00	1.00	0.50	0.50	5,450							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.25 Total Land Value: 5,450 Market: 0 Agricultural: 0 Common: 5,450 PRINTED 11/17/2026 BY SYS