

ALL OF THE FOLLOWING LYING IN SE
OF SEC 31, N 775.19 FT, W 1328.7
OF SE1/4 OF SE1/4, S 799.97 FT T

THOMAS SADIE KAY
720 SW GABRIEL PL
LAKE CITY, FL 32024

2026

31-3S-16-02418-000


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 155,610 TOTAL MARKET VALUE 6,703 SOH/AGL Deduction 0 ASSESSED VALUE 6,703 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,703 TOTAL JUST VALUE 155,610 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 143,640																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1418/1896</td> <td>9/02/2020</td> <td>PB</td> <td>U</td> <td>I</td> <td>18</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT (VELMA)</td> </tr> <tr> <td colspan="7">GRANTEE: SADIE KAY THOMAS &</td> </tr> <tr> <td>1419/1319</td> <td>6/02/2020</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: STEVE THOMAS & ETAL (</td> </tr> <tr> <td colspan="7">GRANTEE: SADIE KAY THOMAS</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1418/1896	9/02/2020	PB	U	I	18	0	GRANTOR: CLERK OF COURT (VELMA)							GRANTEE: SADIE KAY THOMAS &							1419/1319	6/02/2020	QC	U	V	11	100	GRANTOR: STEVE THOMAS & ETAL (GRANTEE: SADIE KAY THOMAS						
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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																																																														
																	TOTAL OB/XF			0																																																										
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	6200	A	PASTURE 3	0					23.94	AC		1.00	1.00	1.00	280.00	280.00	6,703																																																													
2	9910	M	MKT.VAL.AG	0					23.94	AC		1.00	1.00	1.00	6,500.00	6,500.00	155,610																																																													
REVIEW DATE 05/04/2026 BY MLU Total Acres: 23.94 Total Land Value: 6,703 Market: 155,610 Agricultural: 6,703 Common: 0 PRINTED 05/12/2026 BY SYS																																																																														