LOT 7 BLOCK 1 HOLLIDAY HEIGHTS R
369-089, 791-112, 949-1355, WD 1

THOMAS REAL ESTATE INVESTMENTS, LLC
413 NW ACORN DRIVE
LAKE CITY, FL 32055

2027

31-3S-17-06108-000

BUILDING CHARACTERISTICS

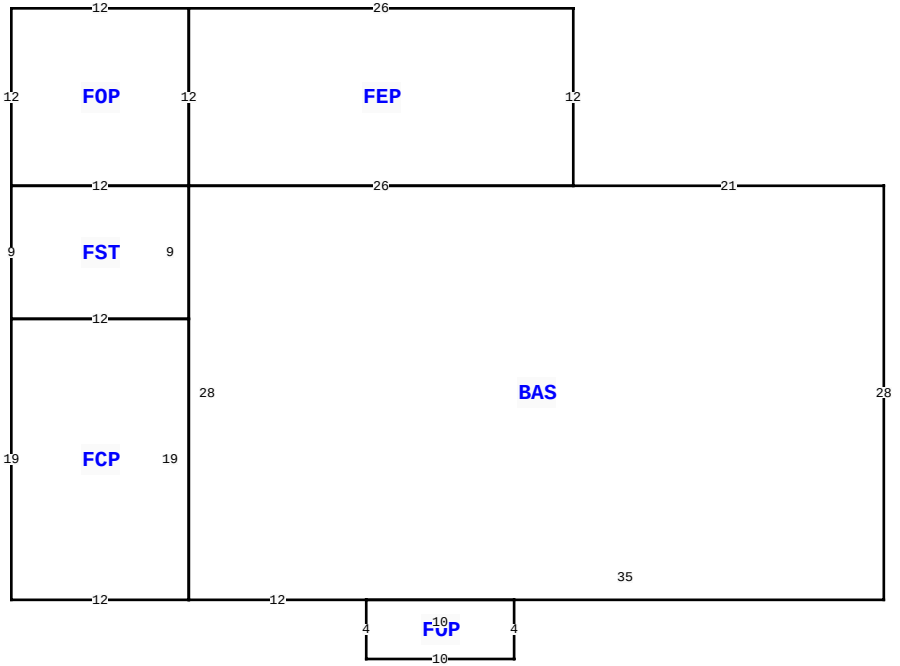
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100		1,316	83,727
FCP	228	25		57	3,626
FEP	312	80		250	15,906
FOP	40	30		12	764
FOP	144	30		43	2,736
FST	108	55		59	3,754
TOTALS	2,148			1,737	110,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	88.9840	97.88	170,018	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1316 HX Base Yr



594 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0294	SHED WOOD/	0	0	11	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,512
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	16,232
TOTAL MARKET VALUE	127,944
SOH/AGL Deduction	0
ASSESSED VALUE	127,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,944
TOTAL JUST VALUE	127,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045873	Electrical Servic	0	11/08/2022
606	STORAGE	25	12/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2737	2/06/2023	WD	U	I	11	100
GRANTOR: THOMAS MARY K AKA MAR						
GRANTEE: THOMAS REAL ESTATE						
1283/1602	10/23/2014	WD	U	I	12	44,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MARY K THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FEP= N12 W26 S12 E26$ W26 FOP= N12 W12 S12 E12$ FST= W12 S9 FCP= S19 E12 N19 W12$ E12 N9$ S28 E12 FOP= S4 E10N4 W10$ E35 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		*RSF-3	0.00	0.00	12,985.89	SF		1.00	1.00	1.00	1.25	1.25	16,232							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.30 Total Land Value: 16,232 Market: 0 Agricultural: 0 Common: 16,232 PRINTED 11/17/2026 BY SYS