COMM SW COR OF NE1/4, RUN N 1560
TO E R/W WESTER RD, N ALONG R/W
CONT N 222.89 FT, S 86 DG E 508.

THOMAS AMI LYNN
213 SW RUTH GLN
LAKE CITY, FL 32055

2027

31-4S-17-08915-000

BUILDING CHARACTERISTICS

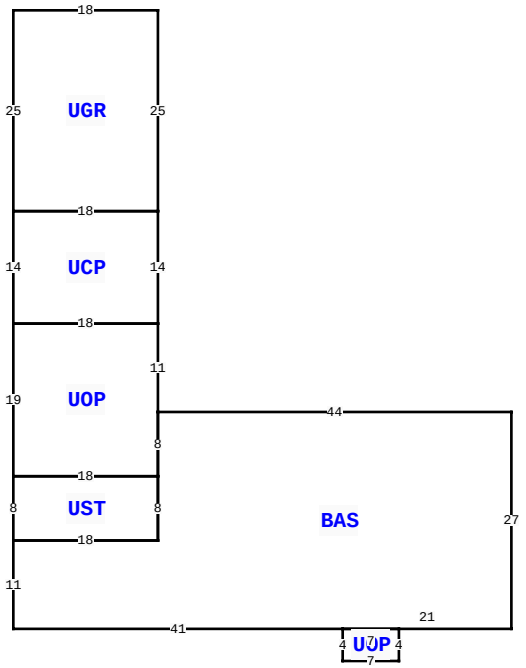
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	78,586
UCP	252	20		50	2,835
UGR	450	45		202	11,453
UOP	28	20		6	340
UOP	342	20		68	3,856
UST	144	45		65	3,686
TOTALS	2,602			1,777	100,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	79.2990	87.23	155,008	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1386 HX Base Yr 2013



213 SW RUTH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	13	18	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,755
TOTAL MARKET OB/XF VALUE		6,050
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		119,943
SOH/AGL Deduction		49,507
ASSESSED VALUE		70,436
TOTAL EXEMPTION VALUE	HX HB WX	48,666
BASE TAXABLE VALUE		21,770
TOTAL JUST VALUE		226,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13582	M H	125	02/02/1998
7029	SFR	28,000	04/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/2358	3/05/2025	QC	U	I	11	100
GRANTOR: THOMAS AMI LYNN						
GRANTEE: THOMAS AMI LYNN						
1250/1585	9/11/2012	WD	U	I	11	100
GRANTOR: AMI LYNN THOMAS (SING						
GRANTEE: AMI LYNN THOMAS, MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N11 UCP= N14 UGR= N25 W18 S25 E18$ W18 S14 E18$ W18 S19 E18 N8$ S8 UST= W18 S8 E18 N8$ S8 W18 S11 E41 UOP= S4 E7 N4 W7$ E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,050

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388							
3	6677	A	PECANS	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	500.00	500.00	2,750							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 06/29/2017 BY BC Total Acres: 15.00 Total Land Value: 13,138 Market: 112,000 Agricultural: 5,138 Common: 8,000 PRINTED 11/17/2026 BY SYS