BEG SW COR OF NE1/4, N 521.41 FT
E R/W LINE OF WESTER RD, CONT E
252.15 FT, W 869.21 FT, S 251.98

THOMAS PAUL E/THOMAS TERESA J
208 S CANAL ST
RUSKIN, FL 33570

**2027**

**31-4S-17-08915-004**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 01

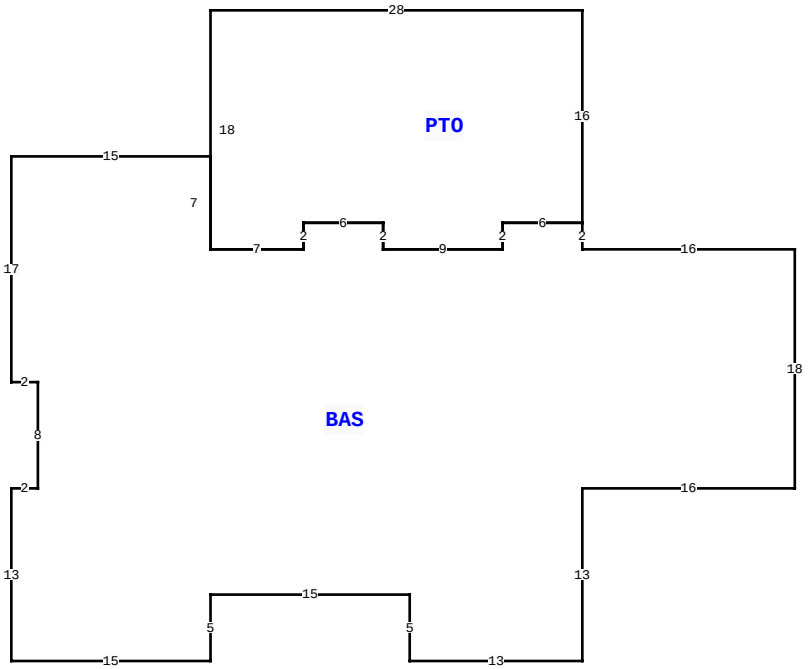
NEIGHBORHOOD/LOC 31417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,659 | 100 | | 1,659 | 143,766 |
| PTO | 480 | 5 | | 24 | 2,080 |
| TOTALS | 2,139 | | | 1,683 | 145,846 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,683 | 121.2000 | 133.32 | 224,378 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1659 HX Base Yr




1205 SW WESTER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| 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 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 24 | 48 | 1,152.00 | UT | 5.00 | 5.00 | 100 | 1994 | 1994 | 3 | 100 | 5,760 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 145,846 |
| TOTAL MARKET OB/XF VALUE | 6,410 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 212,256 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 212,256 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 212,256 |
| TOTAL JUST VALUE | 212,256 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 214,902 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0783/1196 | 12/08/1993 | WD | Q | I | | 83,000 |
| GRANTOR: PATRICK SPARKS | | | | | | |
| GRANTEE: PAUL THOMAS | | | | | | |
| 0690/0495 | 7/05/1989 | WD | Q | V | | 16,500 |
| GRANTOR: BLOUNT | | | | | | |
| GRANTEE: SPARKS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 N2 PTO= N16 W28 S18 E7 N2 E6 S2 E9 N2 E6$ W6 S2 W9 N2 W6 S2 W7 N7 W15 S17 E2 S8 W2 S13 E15 N5 E15 S5 E13 N13 E16 N18$.

## LAND DESCRIPTION

TOTAL OB/XF 6,410

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/30/2017 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS