

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

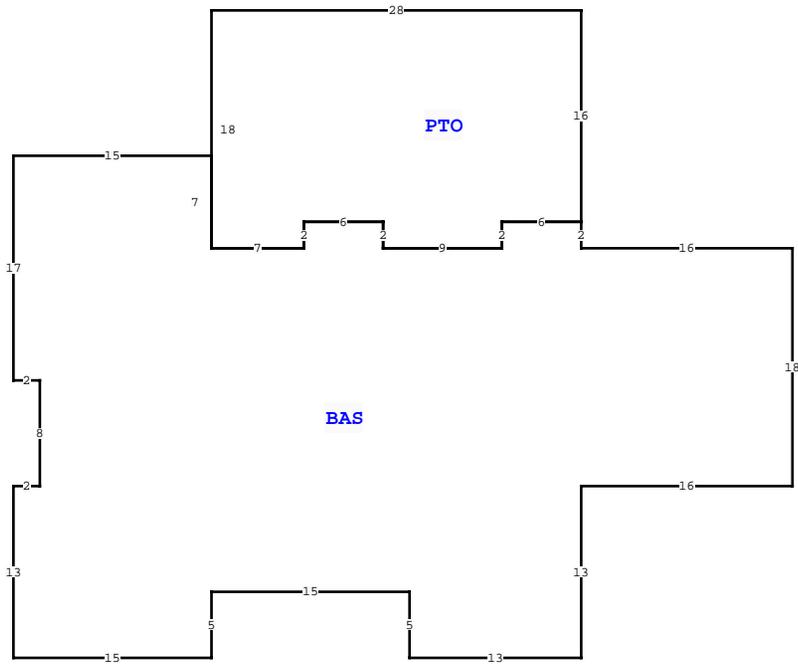
2026

31-4S-17-08915-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	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
BAS	1,659	100	
PTO	480	5	
TOTALS	2,139		
TOTALS		1,683	151,151

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0										Heated Area: 1659 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	151,151			
TOTAL MARKET OB/XF VALUE	6,410			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	217,561			
SOH/AGL Deduction	94,322			
ASSESSED VALUE	123,239			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	71,828			
TOTAL JUST VALUE	217,561			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	209,902			

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						

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	100	0	0	3	100	150	
2	0040	BARN, POLE	0	100	24	48	1,152.00	UT	5.00	100	1994	1994	3	100	5,760	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	
TOTALS														6,410		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							