COMM NW COR OF SEC, RUN S 1295.7
KAL-WAY S/D, RUN S 317.58 FT FOR
1368.52 FT, S 323.15 FT, W 1367.

PLYN JASON/PLYN STEPHANIE
553 SW THOMAS TER
LAKE CITY, FL 32024

2027

32-3S-16-02422-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 01

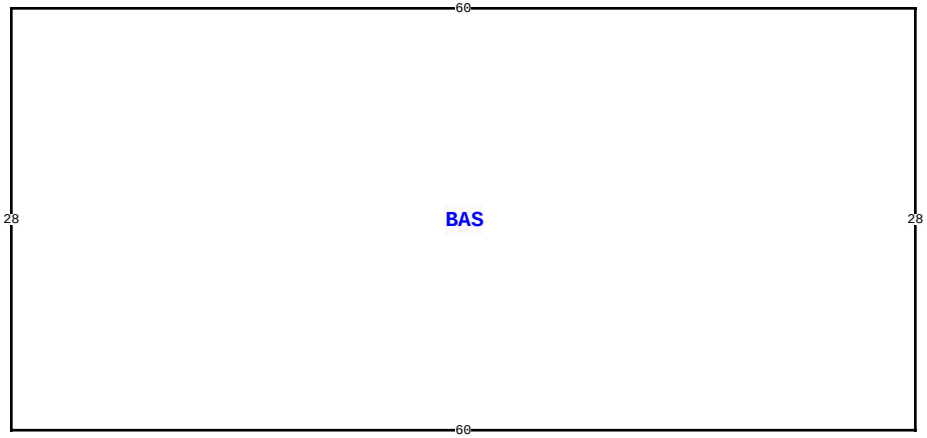
NEIGHBORHOOD/LOC 32316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	46,650
TOTALS	1,680			1,680	46,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	115.7000	69.42	116,626	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1680 HX Base Yr 2026



553 SW THOMAS TER, 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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0251	LEAN TO W/	0	100	20	23	460.00	UT	1.50	1.50	100	1993	1993	3	100	690	
4	0296	SHED METAL	0	100	10	16	160.00	UT	3.50	3.50	100	1993	1993	3	100	560	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,650
TOTAL MARKET OB/XF VALUE		10,050
TOTAL LAND VALUE - MARKET		95,665
TOTAL MARKET VALUE		70,236
SOH/AGL Deduction		0
ASSESSED VALUE		70,236
TOTAL EXEMPTION VALUE	HX HB	45,236
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2783	12/19/2025	WD	U	I	30	250,100
GRANTOR: PLYN RANDALL C						
GRANTEE: PLYN JASON						
1556/979	12/04/2025	QC	U	I	11	100
GRANTOR: PLYN FAMILY LIVING TR						
GRANTEE: PLYN RANDALL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E60 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,050

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	445.00	445.00	4,036							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,165							

REVIEW DATE 02/03/2026 BY TP Total Acres: 10.07 Total Land Value: 13,536 Market: 86,165 Agricultural: 4,036 Common: 9,500 PRINTED 11/17/2026 BY SYS