

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

2026

32-3S-16-02422-006
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
Architectural	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
BAS	1,680	100	
TOTALS	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
1	MOBILE HME	100%	- 2026		Heated Area: 1680					HX Base Yr	2026

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		147,330	

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0020	BARN,FR	0	100	0	0	0	0.00	0.00	100	0
2	0040	BARN,POLE	0	100	0	0	0	0.00	0.00	100	0
3	0251	LEAN TO W/	0	100	20	23	460.00	1.50	1.50	100	1993
4	0296	SHED METAL	0	100	10	16	160.00	3.50	3.50	100	1993
5	9945	Well/Sept	0	100	0	0	1.00	7,000.00	7,000.00	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	0.00	0.00	100	2014
7	0296	SHED METAL	0	100	0	0	1.00	0.00	0.00	100	2014

TOTAL OB/XF												10,050												
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	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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S28 E60 N28\$.	