COMM NW COR OF NW1/4 OF SW1/4, R
R/W THOMAS RD FOR POB, CONT E 13
328.16 FT, W 1335.40 FT TO E R/W

LEE DONALD A/LEE SHERRI R
749 SW THOMAS TER
LAKE CITY, FL 32024

2027

32-3S-16-02427-005

BUILDING CHARACTERISTICS

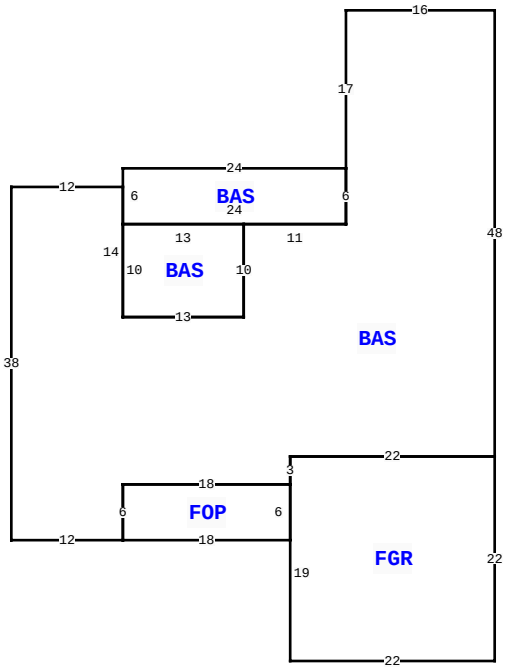
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	130	100		130	10,923
BAS	144	100		144	12,098
BAS	1,748	100		1,748	146,865
FGR	484	55		266	22,349
FOP	108	30		32	2,688
TOTALS	2,614			2,320	194,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	117.5130	129.26	299,883	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2022 HX Base Yr



749 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,924
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		95,665
TOTAL MARKET VALUE		211,064
SOH/AGL Deduction		72,875
ASSESSED VALUE		138,189
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,778
TOTAL JUST VALUE		294,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6663	SFR	45,000	12/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/157	9/08/2025	LE	U	I	14	100
GRANTOR: LEE DONALD A						
GRANTEE: LEE DONALD A (ENH L						
0744/0185	2/27/1991	WD	Q	V		12,500
GRANTOR: SPADE CARTER						
GRANTEE: DONALD A LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S17 BAS= W24 S6 E24 N6$ S6 W11 BAS= W13 S10 E13 N10$ S10 W13 N14 W12 S38 E12 FOP= E18 N6 W18S6$ N6 E18 FGR= S19 E22 N22W22 S3$ N3 E22 N48$.

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	0166	CONC,PAVMT	0	100	0	0	561.00	UT	1.40	1.40	100	1993	1993	3	100	785	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.50	5.50	100	2000	2000	3	100	440	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,675	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	280.00	280.00	2,540							
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 06/23/2023 BY KS Total Acres: 10.07 Total Land Value: 12,040 Market: 86,165 Agricultural: 2,540 Common: 9,500 PRINTED 11/17/2026 BY SYS