

S1/2 OF LOTS 13 & 14 KAL-WAY UNI  
 COR OF SEC, RUN E 12 FT TO E R/W  
 RUN S 358.14 FT FOR POB, RUN E 3

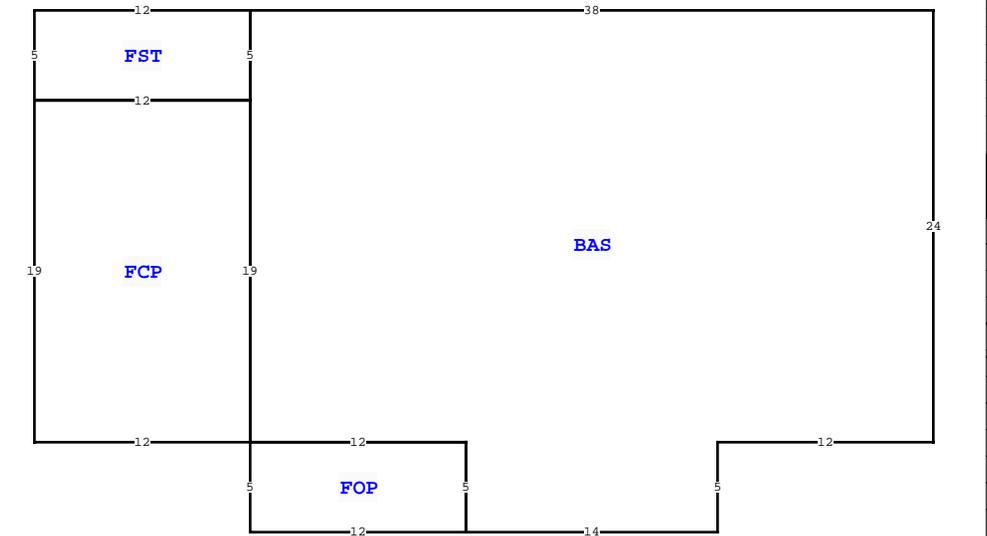
TAYLOR LINDA WRIGHT  
 281 SW THOMAS TER  
 LAKE CITY, FL 32024

**2026**

32-3S-16-02430-014  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	32316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	982	100	
FCP	228	25	
FOP	60	30	
FST	60	55	
TOTALS	1,330		1,090
			98,694

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,090	122.1960	139.30	151,837	1974	1974	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 982 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,694
TOTAL MARKET OB/XF VALUE			10,100
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			131,794
SOH/AGL Deduction			66,572
ASSESSED VALUE			65,222
TOTAL EXEMPTION VALUE	HX HB WX		45,222
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			131,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047827	Mobile Home		08/04/2023
000032437	Roof Replacement		10/28/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/2029	8/03/2015	QC	U	I	11	100
GRANTOR: TYRONE TAYLOR (A MARR)						
GRANTEE: LINDA WRIGHT TAYLOR						
464/470	3/16/1981	WD	Q	I	01	16,857
GRANTOR: DILGER SHIRLEY ANN (F)						
GRANTEE: TAYLOR TYRONE						

EXTRA FEATURES		281 SW THOMAS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0166	CONC, PAVMT	0.00
3	0296	SHED METAL	0.00
4	0296	SHED METAL	1,800.00
5	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/16/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 FST= W12 S5 E12 N5\$S5 W12 FCP= S19 E12 N19 W12\$ E12 S19 FOP= S5 E12 N5 W12\$ E12 S5 E14 N5 E12 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,100																						
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							