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

2027

32-3S-16-02430-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

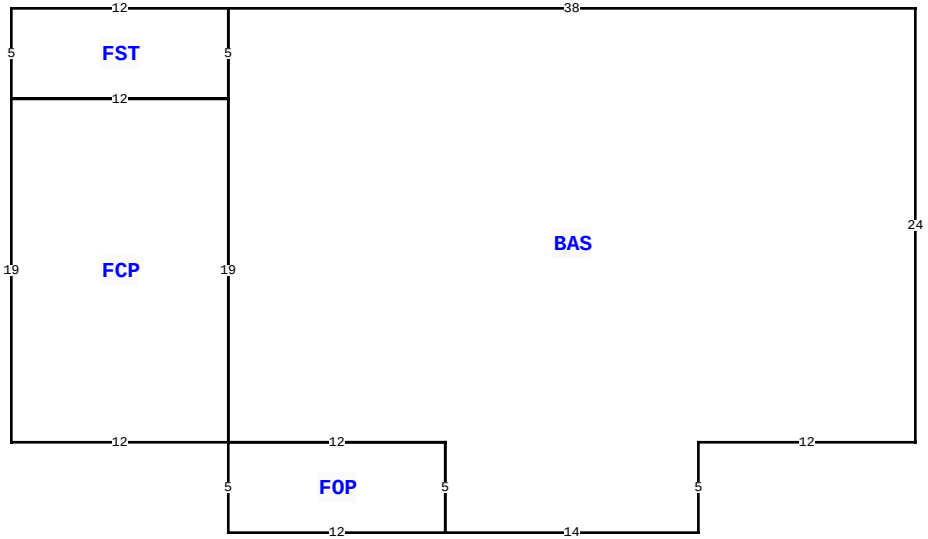
NEIGHBORHOOD/LOC 32316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	982	100		982	85,800
FCP	228	25		57	4,980
FOP	60	30		18	1,573
FST	60	55		33	2,883
TOTALS	1,330			1,090	95,237

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	134.42	146,518	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 982 HX Base Yr



281 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,237
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		128,337
SOH/AGL Deduction		61,158
ASSESSED VALUE		67,179
TOTAL EXEMPTION VALUE	HX HB WX	47,179
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		128,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,065

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						

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

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 10/25/2023 BY JB Total Acres: 0.88 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS