COMM SW COR OF NW1/4 OF SW1/4,
N 340.34 FT FOR POB, CONT N
639.29 FT, E 599.97 FT, S

THOMAS JUDY ANN
264 NE RASTUS CT
LAKE CITY, FL 32055

**2027**

**34-1S-17-04644-007**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 05

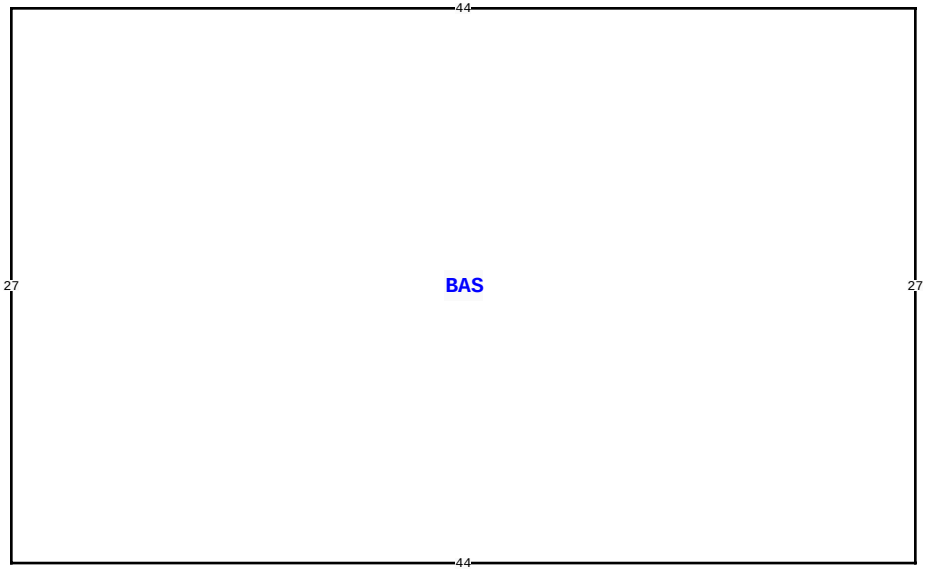
NEIGHBORHOOD/LOC 1117.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,188 | 100 | | 1,188 | 93,125 |
| TOTALS | 1,188 | | | 1,188 | 93,125 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,188 | 113.9000 | 105.93 | 125,845 | 2013 | 2013 | 0 | 0 | 0 | 26.00 | 74.00 |

1 MANUF 1 100% - 2010 Heated Area: 1188 HX Base Yr 2010




264 NE RASTUS CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 12/07/2022 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 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 100.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 93,125 |
| TOTAL MARKET OB/XF VALUE | 18,200 |
| TOTAL LAND VALUE - MARKET | 27,810 |
| TOTAL MARKET VALUE | 117,466 |
| SOH/AGL Deduction | 53,337 |
| ASSESSED VALUE | 64,129 |
| TOTAL EXEMPTION VALUE | HX HB 32,643 |
| BASE TAXABLE VALUE | 31,486 |
| TOTAL JUST VALUE | 139,135 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 140,137 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32089 | M H | 375 | 07/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1248/1731 | 1/29/2013 | WD | U | V | 11 | 100 |
| GRANTOR: SHIRLEY ANN THOMAS (N | | | | | | |
| GRANTEE: JUDY ANN THOMAS (SI | | | | | | |
| 1166/0663 | 1/28/2009 | QC | U | V | 11 | 100 |
| GRANTOR: SHIRLEY THOMAS | | | | | | |
| GRANTEE: JUDY ANN THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 18,200

| 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 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 2,700 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,480 | | | | | | | |
| 3 | 5200 | A | CROPLAND 2 | 0 | | | 0.00 | 0.00 | 5.30 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,961 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 9.30 | AC | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 25,110 | | | | | | | |

REVIEW DATE 07/23/2015 BY DF Total Acres: 10.30 Total Land Value: 6,141 Market: 25,110 Agricultural: 3,441 Common: 2,700 PRINTED 11/17/2026 BY SYS