

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

**2026**

34-1S-17-04644-007  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Stories	1.	1.	100
Architectural	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
BAS	1,188	100	
TOTALS	1,188		1,188 94,127

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2010	Heated Area: 1188		HX Base Yr 2010				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">44</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">44</span> <span style="position: absolute; left: 50%; top: 50%; transform: translate(-50%, -50%); font-size: 2em;">BAS</span> </div>											
TOTALS	1,188		1,188								94,127

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			94,127
TOTAL MARKET OB/XF VALUE			18,200
TOTAL LAND VALUE - MARKET			27,810
TOTAL MARKET VALUE			118,468
SOH/AGL Deduction			56,508
ASSESSED VALUE			61,960
TOTAL EXEMPTION VALUE	HX HB	31,064	
BASE TAXABLE VALUE			30,896
TOTAL JUST VALUE			140,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,681

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						

EXTRA FEATURES																
L N	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	100.00	UT	12.00	12.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		12/07/2022	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S27 E44 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												18,200				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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											