COMM SW COR OF NW1/4 OF SW1/4 N
CONT N 343.84 FT TO NE COR OF NW
1331.04 FT TO NE COR OF NW1/4 OF

THOMAS DAVID C/THOMAS DAVID CRAIG II
166 SW FANTASY GLN
LAKE CITY, FL 32024

2026

34-1S-17-04644-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

279 NE RASTUS CT, LAKE CITY

BLD DATE		LGL DATE	12/07/2022 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	10,807
SOH/AGL Deduction	1,777
ASSESSED VALUE	9,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,030
TOTAL JUST VALUE	35,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2480	8/18/2022	QC	U	I	11	0
GRANTOR: THOMAS DAVID C						
GRANTEE: THOMAS DAVID C						
1166/0669	1/28/2009	QC	U	V	11	100
GRANTOR: SHIRLEY THOMAS						
GRANTEE: DAVID C THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	52	16	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	6200	A	PASTURE 3	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
2	5600	A	TIMBER 3	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	2,700.00	2,700.00	27,000							

REVIEW DATE 07/23/2015 BY DF Total Acres: 10.00 Total Land Value: 2,807 Market: 27,000 Agricultural: 2,807 Common: 0 PRINTED 06/10/2026 BY SYS