W1/2 OF W1/2 OF NE1/4 OF SE1/4.

330-491, 392-423, 780-2151, AFD

ALLEN THOMAS E
603 NW WINFIELD ST
LAKE CITY, FL 32055

2027

34-2S-16-01833-000

BUILDING CHARACTERISTICS

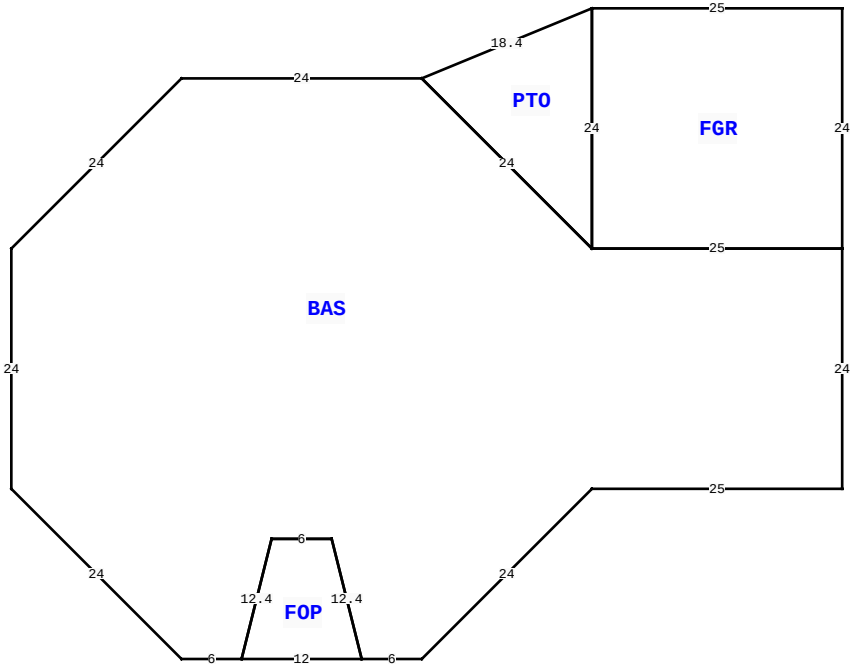
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,278	100		3,278	190,272
FGR	600	55		330	19,155
FOP	108	30		32	1,858
PTO	204	5		10	581
TOTALS	4,190			3,650	211,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,650	105.5360	116.09	423,728	1994	1994	15	0	0	35.00	50.00

1 SINGLE FAM 100% - 1995 Heated Area: 3278 HX Base Yr 1995



603 NW WINFIELD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	5,308.00	UT	1.20	1.20	60	1994	1994	3	60	3,822	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	0.00	100	1994	1994	3	100	540	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	211,864
TOTAL MARKET OB/XF VALUE	14,462
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	306,326
SOH/AGL Deduction	84,745
ASSESSED VALUE	221,581
TOTAL EXEMPTION VALUE	HX HB 13 221,581
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	306,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,177

SALE:1:1: TAX DEED

BLDG:1:1: ECON DUE TO LOCATION NEXT TO LAND FIELD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050758	Roof Replacement	27,911	09/06/2024
000050455	Electrical Servic	0	07/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/2151	10/04/1993	TD	U	V	11	2,600

GRANTOR: EBBIE SWEET

GRANTEE: THOMAS E ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 L17 D17 S24 D17 R17 E6 FOP= E12 U12 L3 W6 L3 D12 $ U12 R3 E6 R3 D12 E6 R17 U17 E25 N24 FGR= N24 W25 S24 E25$ W25 PTO= N24 L17 D7 D17 R17 $ L17 U17 $.

LAND DESCRIPTION

TOTAL OB/XF 9,062

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	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100			0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS

W1/2 OF W1/2 OF NE1/4 OF SE1/4.
330-491, 392-423, 780-2151, AFD

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2027

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BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00	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

BLD DATE		LGL DATE	05/12/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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NCON VALUE		0
INCOME VALUE		
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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
11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF 5,400

LAND DESCRIPTION

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

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS