LOT 6 OAK MEADOW PLANTATION UNIT
816-2412-2423. WD 1025-529, WD 1

THOMAS THOMAS R
263 NW CUTLER GLN
LAKE CITY, FL 32055

2027

34-3S-16-02462-206

BUILDING CHARACTERISTICS

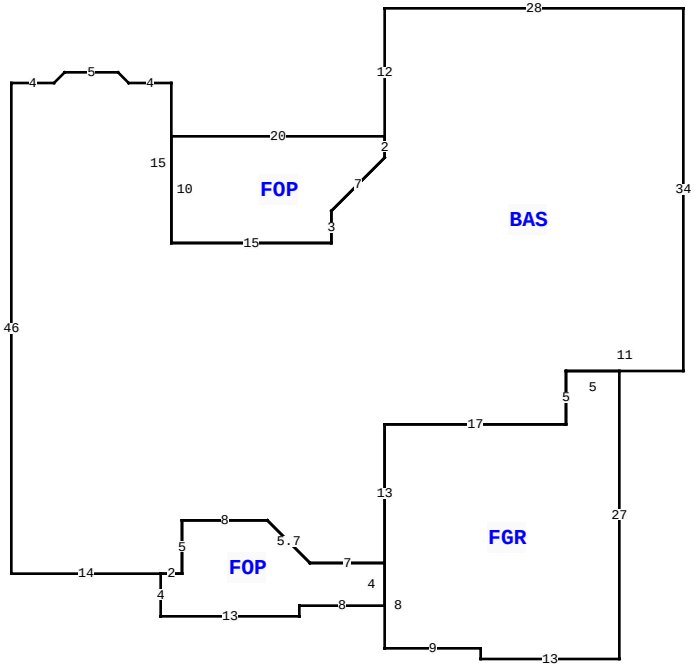
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100		2,322	247,265
FGR	500	55		275	29,284
FOP	135	30		40	4,259
FOP	173	30		52	5,538
TOTALS	3,130			2,689	286,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,689	121.0104	133.11	357,933	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 2322 HX Base Yr 2025



263 NW CUTLER GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		286,346
TOTAL MARKET OB/XF VALUE		10,685
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		332,031
SOH/AGL Deduction		0
ASSESSED VALUE		332,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,620
TOTAL JUST VALUE		332,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044993	Roof Replacement	27,960	07/19/2022
3062	SFR	690	10/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2467	7/22/2025	LE	U	I	14	100
GRANTOR: THOMAS THOMAS R (ENH						
GRANTEE: THOMAS R THOMAS REV						
1524/1379	9/20/2024	WD	Q	I	01	365,000
GRANTOR: MAITEN AARON LEROY JR						
GRANTEE: THOMAS THOMAS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S12 FOP= W20 S10 E15 N3 R5 U5 N2$ S2 D5 L5 S3 W15 N15 W4 L1 U1 W5 D1 L1 W4 S46 E14 FOP= S4 E13 N1 E8 N4 W7 U4 L4 W8 S5 W2$ E2 N5 E8 R4 D4 E7 FGR= S8 E9 S1 E13 N27 W5 S5 W17 S13$ N13 E17 N5 E11 N34$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,554.00	UT	2.50	2.50	100	2005	2005	3	100	3,885	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 10,685

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/30/2024 BY TP Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS