

BEG AT INTERS OF W R/W US-441
WITH THE N LINE OF S1/2 OF
SE1/4, RUN NE ALONG R/W 575.37

THOMAS TRAVIS NATHAN
9760 N US HWY 441
LAKE CITY, FL 32055

2026

08-2S-17-04694-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA
		03

NEIGHBORHOOD/LOC					
8217.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	4,148
BAS	600	100		600	35,552
BAS	1,540	100		1,540	91,251
FGR	210	55		116	6,874
FOP	140	30		42	2,489
FOP	210	30		63	3,733
UOP	140	20		28	1,659
UST	648	45		292	17,302
TOTALS	3,558			2,751	163,008

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00
4	0021	BARN, FR AE	0	100	20	31	1.00	UT	0.00
5	0040	BARN, POLE	0	100	24	35	1.00	UT	0.00
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	3.55
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.86
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	3.86

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,751	81.3888	91.16	250,781	1956	1956	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2006 Heated Area: 2210 HX Base Yr 2006												
9702 N US HIGHWAY 441 , LAKE CITY												

9702 N US HIGHWAY 441 , LAKE CITY				XF DATE						LAND DATE		04/15/2025		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	0.00	0.00	100	0	0	3	100	200						
1.00	UT	0.00	0.00	100	0	0	3	100	175						
1.00	UT	0.00	0.00	100	0	0	3	100	150						
1.00	UT	0.00	0.00	100	0	0	3	100	250						
1.00	UT	0.00	0.00	100	0	0	3	100	300						
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000						
1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200						
1.00	UT	0.00	0.00	100	2010	2010	3	100	50						
1.00	UT	0.00	0.00	100	2013	2013	3	100	4,000						

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1	0100	C	SFR	100		A-1	0.00	0.00	3.55
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.86
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	3.86

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,008	
TOTAL MARKET OB/XF VALUE		8,325	
TOTAL LAND VALUE - MARKET		51,870	
TOTAL MARKET VALUE		197,268	
SOH/AGL Deduction		85,732	
ASSESSED VALUE		111,536	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		60,814	
TOTAL JUST VALUE		223,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1060/0969	9/30/2005	WD Q	Q	I	06	100	
GRANTOR: REUBEN H & WINTON R T							
GRANTEE: TRAVIS NATHAN THOMA							
0828/0506	9/17/1996	WD Q	Q	I	03	100	
GRANTOR: MINNIE BELLE THOMAS							
GRANTEE: REUBEN H & WINTON R							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W5 UOP= W35 S4 E35 N4 \$ S4 W35 S2 BAS= W30 S20 E30 N20\$ S20 E16 FOP= S7 E30 N7 W30\$ E44 N2 E10 FGR= E14 N15 W14 S15\$ N15 BAS= E14 N5 W14 S5\$ N5 UST= E14 N27 W24 S27 E10\$ W10 FOP= N7W20 S7 E20\$W20 N4\$.									