COMM AT NW COR OF SEC, E 923.31
160.39 FT, S 20 DEG E 1118.05 FT
NRTH'LY R/W OF THOMAS CAMP RD, S

BROOKS AMANDA
9269 NE THOMAS CAMP RD
LAKE CITY, FL 32055

2026

10-2S-17-04698-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

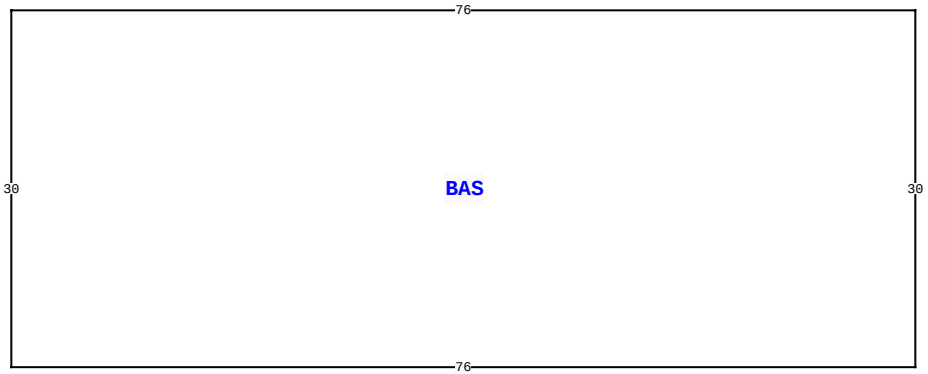
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	199,823
TOTALS	2,280			2,280	199,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.7000	106.88	243,686	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024



9269 NE THOMAS CAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,823
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,023
SOH/AGL Deduction		42,100
ASSESSED VALUE		221,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,201
TOTAL JUST VALUE		264,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33844	M H	626	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1850	11/29/2023	WD	Q	I	01	316,000
GRANTOR: THOMAS KYLE CORDELL						
GRANTEE: BROOKS AMANDA						
1151/0327	5/12/2008	WD	Q	V	03	100
GRANTOR: THOMAS						
GRANTEE: COLUMBIA COUNTY FLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	0200	C	MBL HM	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	50,000							

REVIEW DATE 12/14/2023 BY TP Total Acres: 10.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/07/2025 BY SYS