

COMM NW COR OF NE1/4 OF NW1/4, R
569.78 FT FOR POB, RUN E 428.9 F
W 141.7 FT, N 828.63 FT TO POB,

MAXWELL DEAUNES/MAXWELL SCARLET
9209 NE THOMAS CAMP RD
LAKE CITY, FL 32055

2026

10-2S-17-04699-001



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	86,855
UOP	96	25		24	1,671

TOTALS	1,344			1,272	88,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0040	BARN, POLE	0	0	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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.88

REVIEW DATE	07/31/2015	BY	DF
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,272	113.9000	107.07	136,193	1983	2010	0	0	0 35.00	65.00
1 MANUF 1 0% - 2022 Heated Area: 1248 HX Base Yr											
UOP BAS											

9209 NE THOMAS CAMP RD, LAKE CITY			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	
			INC DATE		AG DATE	

TOTAL OB/XF									
8,350									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	4.88

Total Acres:	4.88	Total Land Value:	29,280	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		88,525	
TOTAL MARKET OB/XF VALUE		8,350	
TOTAL LAND VALUE - MARKET		29,280	
TOTAL MARKET VALUE		126,155	
SOH/AGL Deduction		0	
ASSESSED VALUE		126,155	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		126,155	
TOTAL JUST VALUE		126,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9616	M H	125	04/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/2091	8/05/2021	WD	Q	I	01	140,000
GRANTOR: NORMAN CAROLYN TRUST						
GRANTEE: MAXWELL DEAUNES						
1435/424	4/14/2021	WD	Q	I	03	55,000
GRANTOR: NORRIS REBECCA SUZANN						
GRANTEE: NORMAN CAROLYN TRUS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 UOP= N8 W12 S8 E12\$ W12 S24 E52 N24\$.									