



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	03	BELOW AVG. 100	0100	01	1,595	58.5569	65.58	104,600	1980	1980	0	0	0	35.00	65.00	VALUATION BY																							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2025										Heated Area: 1465										HX Base Yr																
Roof Cover	03	COMP SHNGL 100																					STANDARD																
Interior Wall	02	WALL BD/WD 100																																					
Interior Floor	02	MIN PLYWD 50																																					
Interior Floor	06	VINYL ASB 50																																					
Air Condition	02	WINDOW 100																																					
Heating Type	02	CONVECTION 100																																					
Bedrooms		3 100																					Tax Group: 3																
Bathrooms		2 100																					Tax Dist:																
Frame	01	NONE 100																					BUILDING MARKET VALUE																
Stories	1.5	1.5 100																					TOTAL MARKET OB/XF VALUE																
Architectural Units	05	CONV 100																					TOTAL LAND VALUE - MARKET																
Condition Adj	02	02 100																					TOTAL MARKET VALUE																
Kitchen Adjus	01	01 100																					SOH/AGL Deduction																
Quality	03	03																					ASSESSED VALUE																
DOR CODE	0100 SINGLE FAMILY																						TOTAL EXEMPTION VALUE																
MAP NUM			MKT AREA		03																						BASE TAXABLE VALUE												
NEIGHBORHOOD/LOC	12316.00		1.00/																						TOTAL JUST VALUE														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					NCON VALUE													
BAS	1,273	100		1,273	54,264																					INCOME VALUE													
FUS	192	100		192	8,184																					PREVIOUS YEAR MKT VALUE													
UOP	180	20		36	1,535																																		
UOP	180	20		36	1,535																																		
UOP	290	20		58	2,473																																		
TOTALS	2,115			1,595	67,990																																		
EXTRA FEATURES										173 NW MAXMORE DR, LAKE CITY										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
																														10/16/2023									
																														SPF									
L N	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	0210	GARAGE U	0	0	24	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000																							
2	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	60	1993	1993	3	60	1,080																							
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200																							
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800																							
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000																							
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50																							
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200																							
LAND DESCRIPTION										TOTAL OB/XF										12,330																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0					8.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	48,000																						

THOMAS RANDAL D/THOMAS PAULA R
173 NW MAXMORE DR
LAKE CITY, FL 32055

12-3S-16-02091-002

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

03

Roof Structure

03

Roof Cover

01

Interior Wall

02

Interior Floor

06

Air Condition

02

Heating Type

03

Bedrooms

3

Bathrooms

1.5

Stories

1.

Architectural

01

Units

0

Condition Adj

03

Kitchen Adjus

01

Quality

03

DOR CODE

0100

MAP NUM

NEIGHBORHOOD/LOC

12316.00

AREA TYPE

BAS

TOTAL GROSS AREA

784

PCT OF BASE

100

YEAR

TOT ADJ AREA

784

SUBAREA MARKET VALUE

11,515

TOTALS

784

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/09/2023

BY

JB

Total Acres:

8.00

Total Land Value:

48,000

Market:

0

Agricultural:

0

Common:

48,000

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11/06/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

080002

784

61.2000

36.72

28,788

1984

1984

0

0

60.00

40.00

MOBILE HME

0%

-

2025

Heated Area: 784

HX Base Yr

56

14

14

56

BAS

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

79,505

12,330

48,000

139,835

0

139,835

0

139,835

139,835

0

0

139,835

BLDG:1:1: HOUSE NOT COMPLETED

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

1548/1407

2/14/2024

WD

U

I

11

100

GRANTOR: MOORE FRANK KENNETH

GRANTEE: THOMAS RANDAL D

1386/1584

6/11/2019

WD

U

I

30

0

GRANTOR: FRANK K & ELIZABETH A

GRANTEE: FRANK KENNETH & ELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14\$.

TOTAL OB/XF

0

REVIEW DATE

05/09/2023

BY

JB

Total Acres:

8.00

Total Land Value:

48,000

Market:

0

Agricultural:

0

Common:

48,000

PRINTED

11/06/2025 BY SYS