SE1/4 OF NE1/4 OF SE1/4 (SPLIT O
REQUEST BY OLD SURVEY).

SMITH JULIA ANN
439 NW MAXMORE DRIVE
LAKE CITY, FL 32055

2026

12-3S-16-02096-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

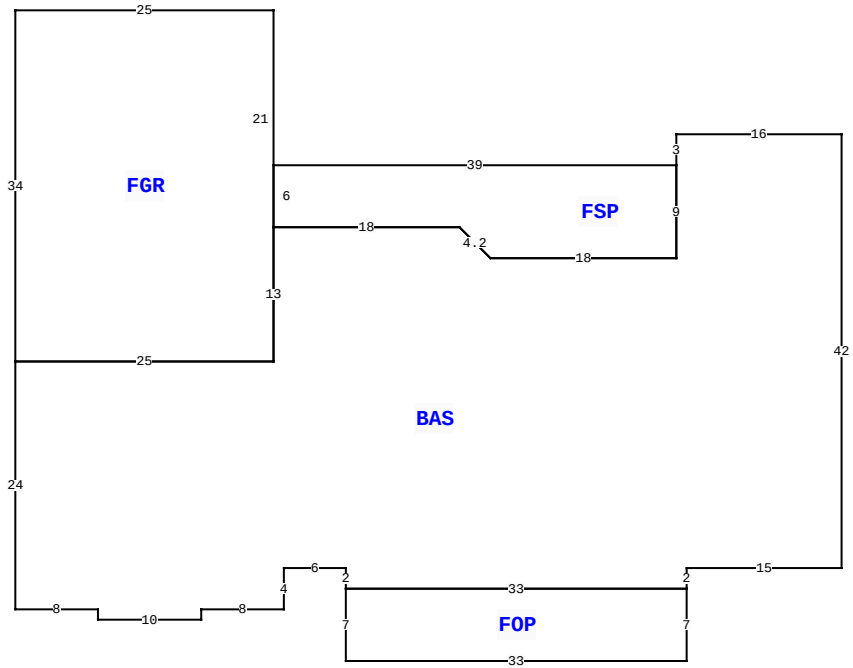
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,581	100		2,581	336,271
FGR	850	55		468	60,975
FOP	231	30		69	8,990
FSP	293	40		117	15,244
TOTALS	3,955			3,235	421,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,235	130.7075	146.39	473,572	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2581 HX Base Yr 2015



439 NW MAXMORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		421,479
TOTAL MARKET OB/XF VALUE		4,476
TOTAL LAND VALUE - MARKET		82,260
TOTAL MARKET VALUE		432,416
SOH/AGL Deduction		143,814
ASSESSED VALUE		288,602
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		227,880
TOTAL JUST VALUE		508,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1031	2/07/2024	LE	U	I	14	100

GRANTOR: SMITH JULIA ANN
GRANTEE: SMITH JULIA ANN (EN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S3 FSP= W39 S6 E18 D3 R3 E18 N9$ S9 W18 L3 U3 W18 FGR= N21 W25 S34 E25 N13$ S13 W25 S24 E8 S1 E10 N1 E8 N4 E6 S2 FOP= S7 E33 N7 W33$ E33 N2 E15 N42$.

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	2014	2014	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	988.00	UT	2.00	2.00	100	2014	2014	3	100	1,976	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,476

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	8.64	AC		1.00	1.00	1.00	227.00	227.00	1,961							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.64	AC		1.00	1.00	1.00	9,000.00	9,000.00	77,760							

REVIEW DATE 02/23/2015 BY GM Total Acres: 9.64 Total Land Value: 6,461 Market: 77,760 Agricultural: 1,961 Common: 4,500 PRINTED 11/04/2025 BY SYS