N1/2 OF S1/2 OF NE1/4 OF NE1/4
AS LIES E OF US-441.
ORB 521-729, 714-657,

THOMAS JOHN EDWARD/THOMAS YVONNE C
9265 N US HWY 441
LAKE CITY, FL 32055

2026

17-2S-17-04722-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

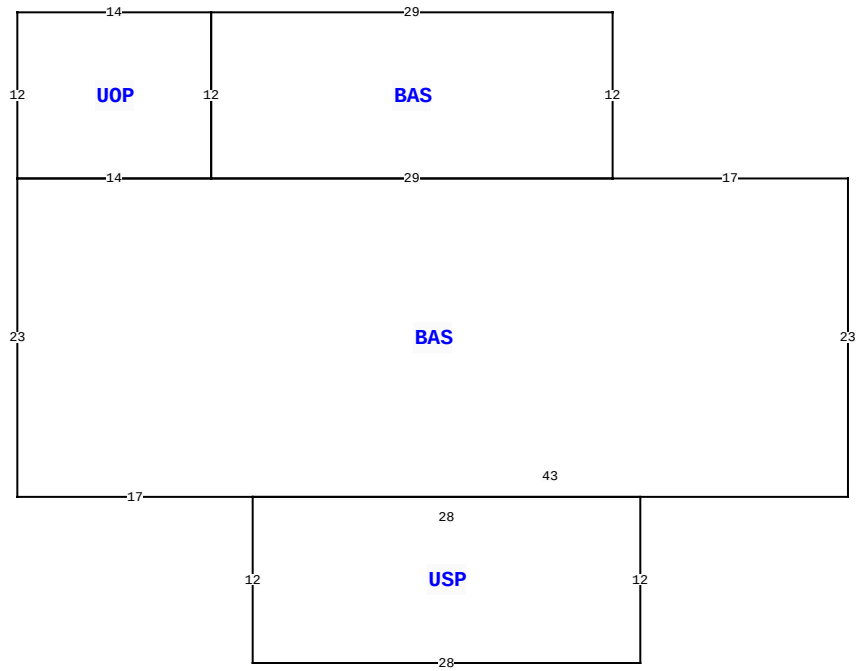
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	9,596
BAS	1,380	100		1,380	38,055
UOP	168	25		42	1,158
USP	336	35		118	3,254
TOTALS	2,232			1,888	52,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,888	114.9000	68.94	130,159	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1728 HX Base Yr



9265 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,064
TOTAL MARKET OB/XF VALUE		12,450
TOTAL LAND VALUE - MARKET		52,845
TOTAL MARKET VALUE		73,010
SOH/AGL Deduction		48,675
ASSESSED VALUE		24,335
TOTAL EXEMPTION VALUE	HX HB	24,335
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		117,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,359

BLDG:1:1: DEST MH

XFOB:1:1: DEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043489	Electrical Servic	0	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0521/0729	9/01/1983	WD	Q	V	01	10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 W29 S12 E29$ W29 UOP= N12 W14 S12 E14$ W14 S23 E17 USP= S12 E28 N12 W28$ E43 N23$.

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	1993	1993	3	100	1,200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,450

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.13	AC		1.00	1.00	1.00	280.00	280.00	1,996							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.13	AC		1.00	1.00	1.00	6,500.00	6,500.00	46,345							

REVIEW DATE 01/19/2022 BY JB Total Acres: 8.13 Total Land Value: 8,496 Market: 46,345 Agricultural: 1,996 Common: 6,500 PRINTED 11/19/2025 BY SYS