COMM NE COR OF NE1/4 OF NE1/4, R
FOR POB, S 482.42 FT, W 242.11 F
TO S R/W CR-242, E ALONG R/W 242

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

2026

28-4S-16-03224-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

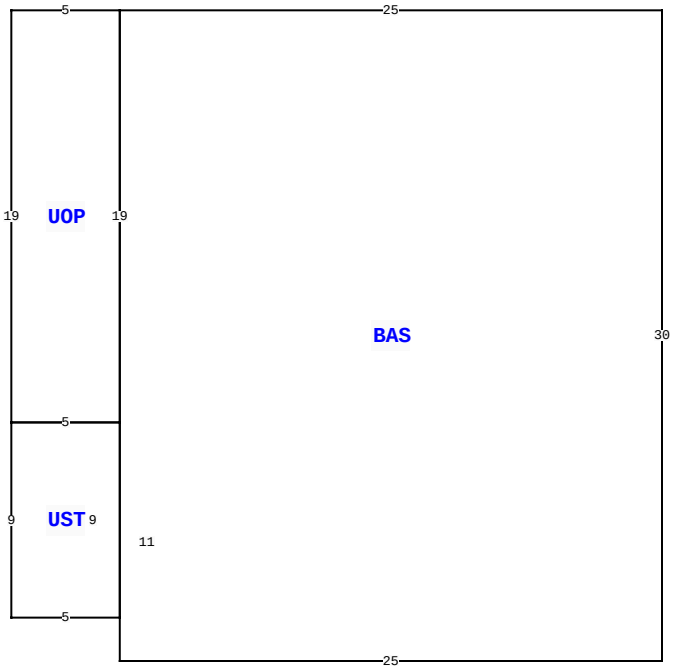
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	40,458
UOP	95	20		19	1,025
UST	45	45		20	1,079
TOTALS	890			789	42,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	789	74.0982	82.99	65,479	1985	1985	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 750 HX Base Yr



3424 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,561
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	33,500
TOTAL MARKET VALUE	76,261
SOH/AGL Deduction	0
ASSESSED VALUE	76,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,261
TOTAL JUST VALUE	76,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041158	REMODEL		01/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2440	2/14/2024	WD	U	I	11	100
GRANTOR: MOORE FRANK KENNETH						
GRANTEE: THOMAS RANDAL D						
1415/2359	7/21/2020	TD	U	I	18	8,200
GRANTOR: CLERK OF COURT						
GRANTEE: FRANK KENNETH & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 W25 UOP= W5 S19 E5 N19$ S19 UST= W5 S9 E5 N9$ S11 E25$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	0		A-1	0.00	0.00	2.68	AC		1.00	1.00	1.00	12,500.00	12,500.00	33,500							

REVIEW DATE 02/25/2021 BY BC Total Acres: 2.68 Total Land Value: 33,500 Market: 0 Agricultural: 0 Common: 33,500 PRINTED 11/17/2025 BY SYS