BEG SE COR OF SW1/4 OF SW1/4, RU
NE 130.77 FT, NW 143.29 FT TO R/
NE 140.39 FT, SE 156.71 FT, S 35

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

**2026**

**31-3S-17-06249-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

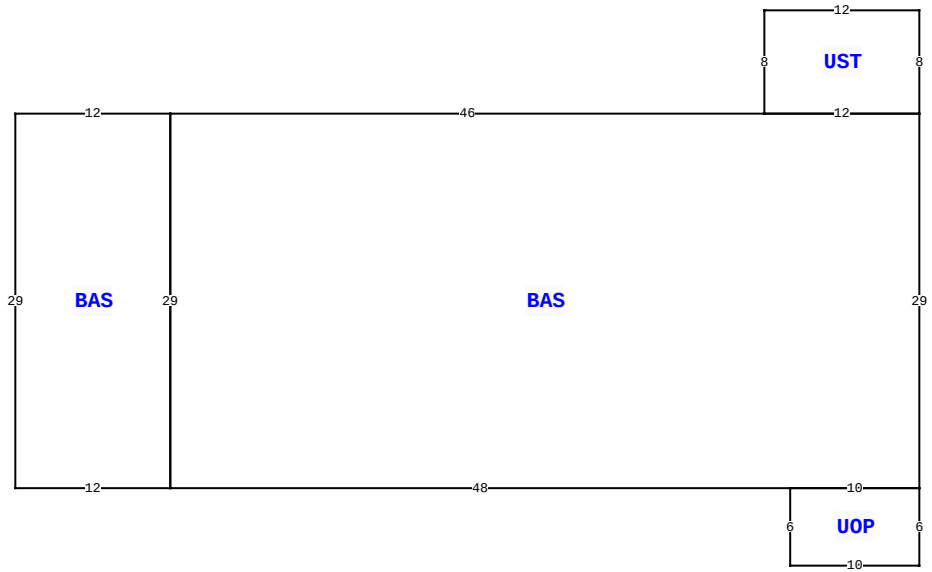
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 17 | MSNRY STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 348 | 100 | | 348 | 12,902 |
| BAS | 1,682 | 100 | | 1,682 | 62,360 |
| UOP | 60 | 20 | | 12 | 445 |
| UST | 96 | 45 | | 43 | 1,594 |
| TOTALS | 2,186 | | | 2,085 | 77,302 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,085 | 66.2083 | 74.15 | 154,603 | 1930 | 1930 | 0 | 0 | 15 | 35.00 | 50.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 2030 HX Base Yr




879 SW ARLINGTON BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 77,302 |
| TOTAL MARKET OB/XF VALUE | 200 |
| TOTAL LAND VALUE - MARKET | 9,100 |
| TOTAL MARKET VALUE | 86,602 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 86,602 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 86,602 |
| TOTAL JUST VALUE | 86,602 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 86,602 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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 | | | | | | |
| 0939/0831 | 11/07/2001 | QC | Q | I | 01 | 100 |
| GRANTOR: ANDREW & LYNETTE JOLL | | | | | | |
| GRANTEE: FRANK KENNETH & ELI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W46 BAS= W12 S29 E12 N29$ S29 E48 UOP= E10 S6W10N6$ E10 N29 UST= N8 W12 S8 E12$ W12$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |

## 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 | | RSF/M8 | 59.00 | 193.00 | 1.00 | AC | | 1.00 | 1.00 | 0.70 | 13,000.00 | 9,100.00 | 9,100 | | | | | | | |

REVIEW DATE 08/23/2016 BY DF Total Acres: 1.00 Total Land Value: 9,100 Market: 0 Agricultural: 0 Common: 9,100 PRINTED 11/18/2025 BY SYS