THE N 425 FT OF THE S 780 FT OF SE1/4 OF SE1/4, LYING E OF US-441.

THOMAS MELISSA DENEEN
9529 N US HWY 441
LAKE CITY, FL 32055

2026

08-2S-17-04691-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

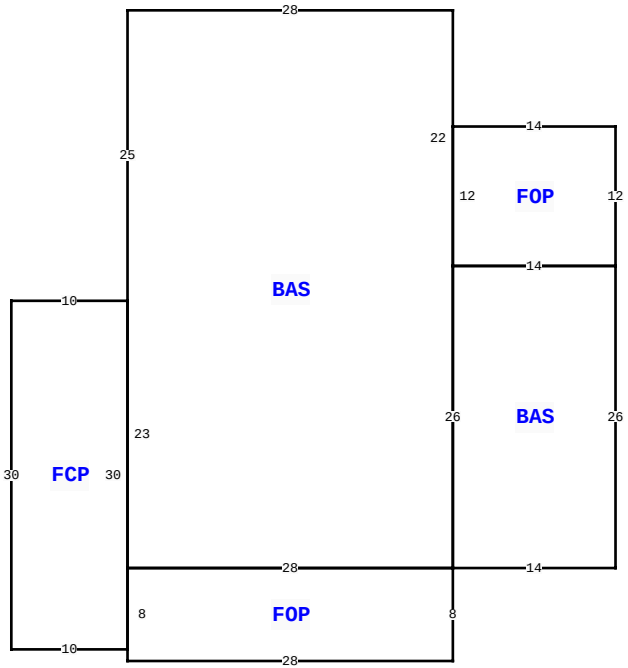
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	8217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	26,142
BAS	1,344	100		1,344	96,524
FCP	300	25		75	5,387
FOP	168	30		50	3,591
FOP	224	30		67	4,812
TOTALS	2,400			1,900	136,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	98.6490	110.49	209,931	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1708 HX Base Yr 2007



9529 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,455
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		27,053
TOTAL MARKET VALUE		171,808
SOH/AGL Deduction		78,367
ASSESSED VALUE		93,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,030
TOTAL JUST VALUE		171,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30932	M H	464	04/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1080/2709	4/19/2006	QC	Q	I	01	100
GRANTOR: DANIEL THOMAS						
GRANTEE: MELISSA THOMAS						
1070/0041	12/08/2005	WD	Q	I	01	100
GRANTOR: ALEX THOMAS						
GRANTEE: DANIEL THOMAS AND M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S25 FCP= W10 S30 E10 N30$ S23 FOP= S8 E28 N8 W28$ E28 BAS= E14 N26 W14 S26$ N26 FOP= E14 N12 W14 S12$ N22$.

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	0020	BARN,FR	0	100	20	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0020	BARN,FR	0	100	14	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,000							
2	9630	C	SWAMP	100		A-1	0.00	0.00	3.90	AC		1.00	1.00	1.00	270.00	270.00	1,053							

REVIEW DATE 07/27/2015 BY DF Total Acres: 7.90 Total Land Value: 27,053 Market: 0 Agricultural: 0 Common: 27,053 PRINTED 03/26/2026 BY SYS