

BEG AT INTERS OF W R/W US-441
WITH THE N LINE OF S1/2 OF
SE1/4, RUN NE ALONG R/W 575.37

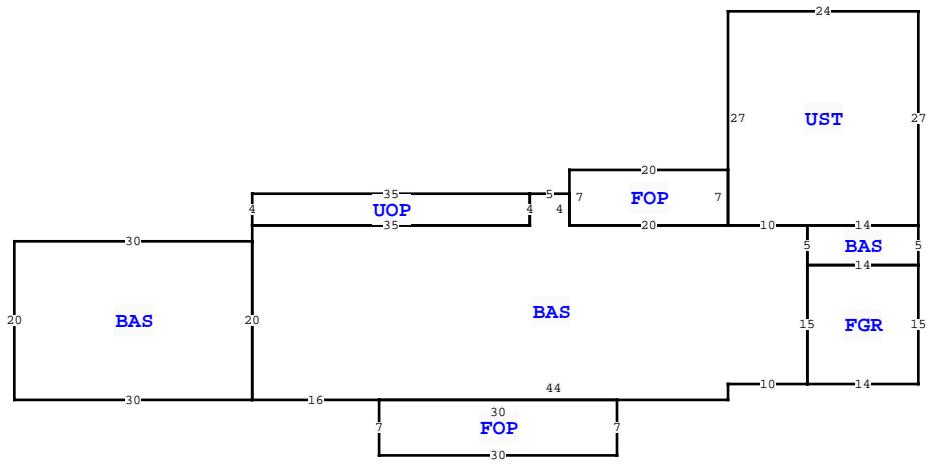
THOMAS TRAVIS NATHAN
9760 N US HWY 441
LAKE CITY, FL 32055

2026

08-2S-17-04694-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	09	PINE WOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	70	100	
BAS	600	100	
BAS	1,540	100	
FGR	210	55	
FOP	140	30	
FOP	210	30	
UOP	140	20	
UST	648	45	
TOTALS	3,558		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,751	81.3888	91.16	250,781	1956	1956	0	0	35.00	65.00
1 SINGLE FAM 100% - 2006 Heated Area: 2210 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			163,008
TOTAL MARKET OB/XF VALUE			8,325
TOTAL LAND VALUE - MARKET			66,690
TOTAL MARKET VALUE			204,368
SOH/AGL Deduction			93,154
ASSESSED VALUE			111,214
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			59,803
TOTAL JUST VALUE			238,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/0969	9/30/2005	WD	Q	I	06	100
GRANTOR: REUBEN H & WINTON R T						
GRANTEE: TRAVIS NATHAN THOMA						
0828/0506	9/17/1996	WD	Q	I	03	100
GRANTOR: MINNIE BELLE THOMAS						
GRANTEE: REUBEN H & WINTON R						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	0294	SHED WOOD/	0.00
3	0285	SALVAGE	0.00
4	0021	BARN, FR AE	0.00
5	0040	BARN, POLE	0.00
6	0180	FPLC 1STRY	2,000.00
7	0190	FPLC PF	1,200.00
8	0166	CONC, PAVMT	0.00
9	0294	SHED WOOD/	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	0
2	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	0
3	0285	SALVAGE	0	100	0	0	0	0.00	0.00	100	0
4	0021	BARN, FR AE	0	100	20	31	1	0.00	0.00	100	0
5	0040	BARN, POLE	0	100	24	35	1	0.00	0.00	100	0
6	0180	FPLC 1STRY	0	100	0	0	1	2,000.00	2,000.00	100	2006
7	0190	FPLC PF	0	100	0	0	1	1,200.00	1,200.00	100	2010
8	0166	CONC, PAVMT	0	100	0	0	1	0.00	0.00	100	2010
9	0294	SHED WOOD/	0	100	0	0	1	0.00	0.00	100	2013

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W5 UOP= W35 S4 E35 N4 S S4 W35 S2 BAS= W30 S20 E30 N20\$ S20 E16 FOP= S7 E30 N7 W30\$ E44 N2 E10 FGR= E14 N15 W14 S15\$ N15 BAS= E14 N5 W14 S5\$ N5 UST= E14 N27 W24 S27 E10\$ W10 POP= N7W20 S7 E20\$W20 N4\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	31,950							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.86	AC		1.00	1.00	1.00	281.00	281.00	1,085							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	3.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	34,740							