

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

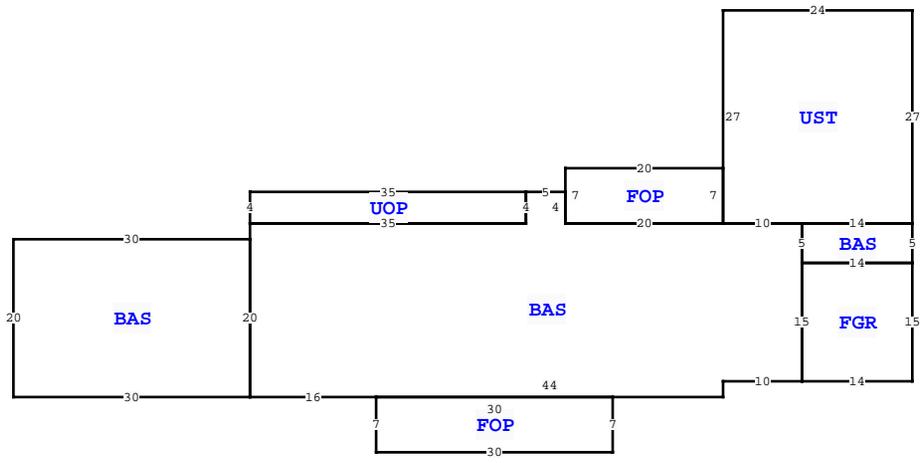
THOMAS TRAVIS NATHAN  
9760 N US HWY 441  
LAKE CITY, FL 32055

**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 Floo	09	PINE WOOD	80
Interior Floo	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.	100
Architectual	05	CONV	100
Units		0	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											



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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		51,870	
TOTAL MARKET VALUE		197,268	
SOH/AGL Deduction		86,054	
ASSESSED VALUE		111,214	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		59,803	
TOTAL JUST VALUE		223,203	
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																	
L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	175	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0021	BARN, FR AE	0	100	20	31	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0040	BARN, POLE	0	100	24	35	1.00	UT	0.00	0.00	100	0	0	3	100	300	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,000	
TOTAL OB/XF															8,325		

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	7,000.00	7,000.00	24,850							
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	7,000.00	7,000.00	27,020							