

COMM INTERS OF W R/W US-441 &
N LINE OF S1/2 OF SE1/4, RUN
N 18 DG E ALONG R/W, 575.37 FT

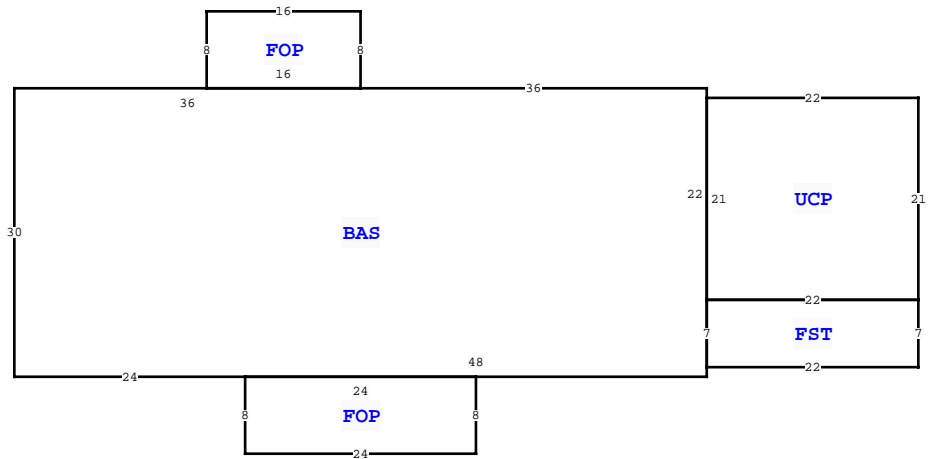
THOMAS REUBEN H/THOMAS REBECCA D
9826 N US HWY 441
LAKE CITY, FL 32055

2026

08-2S-17-04694-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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	06	VINYL ASB 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
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	2,160	100	
FOP	128	30	
FOP	192	30	
FST	154	55	
UCP	462	20	
TOTALS	3,096		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0		252,424	1980	1980	0	0	35.00	65.00	Heated Area: 2160 HX Base Yr	



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0	100 0	0 0
2	0040	BARN, POLE	0	100 0	0 0
3	0040	BARN, POLE	0	100 0	0 0
4	0040	BARN, POLE	0	100 43	60
5	0104	GENERATOR	0	100 0	0 0

TOTAL OB/XF													
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
1	0190	FPLC PF	0	100 0	0 0	UT	1,200.00	1,200.00	100	0	0	3	100
2	0040	BARN, POLE	0	100 0	0 0	UT	0.00	0.00	100	0	0	3	100
3	0040	BARN, POLE	0	100 0	0 0	UT	0.00	0.00	100	0	0	3	100
4	0040	BARN, POLE	0	100 43	60	UT	0.00	0.00	100	1993	1993	3	100
5	0104	GENERATOR	0	100 0	0 0	UT	6,000.00	6,000.00	100	2026	2025		95
TOTAL OB/XF 8,900													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.81	AC		1.00	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.81	AC		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	8,000.00	8,000.00	8,000							
1.00	445.00	445.00	3,920							
1.00	8,000.00	8,000.00	70,480							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,076
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			78,480
TOTAL MARKET VALUE			184,896
SOH/AGL Deduction			82,096
ASSESSED VALUE			102,800
TOTAL EXEMPTION VALUE	HX HB 13		102,800
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			251,456
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054177	Generator		10/01/2025
000053252	Roof Replacement	21,995	05/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 FOP= N8 W16 S8 E16\$W36 S30 E24 FOP= S8 E24 N8 W24\$ E48 N1 FST= E22 N7 W22 S7\$ N7 UCP= E22 N21 W22 S21\$N22\$.	