

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

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	145,665
FOP	128	30		38	2,563
FOP	192	30		58	3,912
FST	154	55		85	5,732
UCP	462	20		92	6,204
TOTALS	3,096			2,433	164,076

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											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			164,076
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			63,765
TOTAL MARKET VALUE			183,396
SOH/AGL Deduction			80,596
ASSESSED VALUE			102,800
TOTAL EXEMPTION VALUE	HX HB 13		102,800
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			236,741
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

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

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\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	250
3	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	250
4	0040	BARN, POLE	0	100	43	60		1.00	UT 0.00	0.00	100	1993	1993	3	100	1,500
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

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	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.81	AC		1.00	1.00	1.00	445.00	445.00	3,920							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.81	AC		1.00	1.00	1.00	6,500.00	6,500.00	57,265							