

N1/2 OF SE1/4 LYING W US-441.  
 ALSO BEG AT THE INTERS OF WEST  
 R/W OF US 441 & N LINE OF S1/2

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

**2026**

08-2S-17-04694-005  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 185,675 <b>TOTAL MARKET VALUE</b> 17,399 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 17,399 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 17,399 <b>TOTAL JUST VALUE</b> 185,675 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 185,675																																					
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																					
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1276/0884</td> <td>6/19/2014</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: REUBEN H & REBECCA D GRANTEE: TRAVIS NATHAN THOMA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1112/0255</td> <td>12/20/2006</td> <td>WD</td> <td>Q</td> <td>V</td> <td>06</td> <td>100</td> </tr> </tbody> </table> GRANTOR: REUBEN & WINTON GRANTEE: REUBEN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1276/0884	6/19/2014	WD	U	V	30	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1112/0255	12/20/2006	WD	Q	V	06	100
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																				<b>BUILDING DIMENSIONS</b>   																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 518 NW HAMP FARMER RD, LAKE CITY BLD DATE      LGL DATE XF DATE      LAND DATE 04/11/2025 MLU INC DATE      AG DATE																																																									
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																																									
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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	25.05	AC		1.00	1.00	1.00	281.00	281.00	7,039																																								
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	370.00	370.00	10,360																																								
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	53.05	AC		1.00	1.00	1.00	3,500.00	3,500.00	185,675																																								
<b>REVIEW DATE</b> 04/11/2025 <b>BY</b> MLU <b>Total Acres:</b> 53.05 <b>Total Land Value:</b> 17,399 <b>Market:</b> 185,675 <b>Agricultural:</b> 17,399 <b>Common:</b> 0 <b>PRINTED</b> 03/26/2026 <b>BY</b> SYS																																																									