

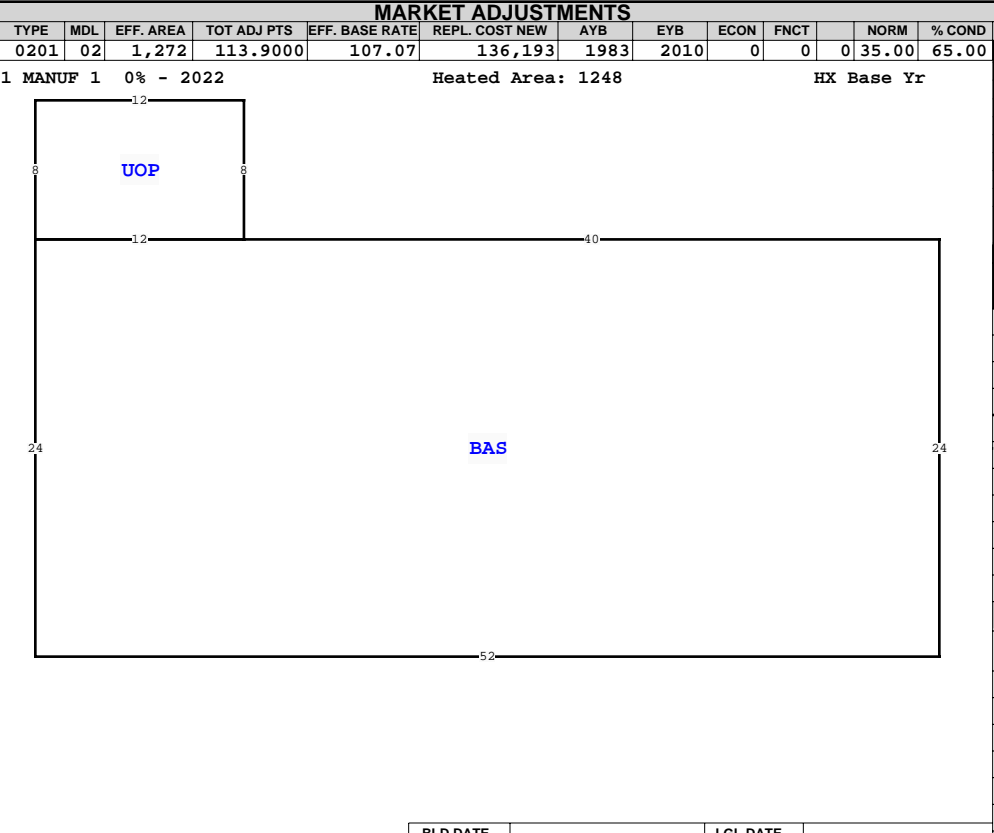
COMM NW COR OF NE1/4 OF NW1/4, R  
569.78 FT FOR POB, RUN E 428.9 F  
W 141.7 FT, N 828.63 FT TO POB,

MAXWELL DEAUNES/MAXWELL SCARLET  
9209 NE THOMAS CAMP RD  
LAKE CITY, FL 32055

**2026**

10-2S-17-04699-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0201	02	1,272	113.9000	107.07	136,193	1983	2010	0	0	35.00	65.00
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 0% - 2022 Heated Area: 1248 HX Base Yr											
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floo	14	CARPET 90												
Interior Floo	08	SHT VINYL 10												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms		3 100												
Bathrooms		2 100												
Stories	1.	1. 100												
Architectual	01	CONV 100												
Units		0 100												
Condition Adj	03	03 100												
Kitchen Adjus	01	01 100												
Quality	05	05												
DOR CODE	0200 MOBILE HOME													
MAP NUM														05
NEIGHBORHOOD/LOC	1217.00 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,248	100		1,248	86,855									
UOP	96	25		24	1,671									
TOTALS	1,344			1,272	88,525									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,525
TOTAL MARKET OB/XF VALUE			8,350
TOTAL LAND VALUE - MARKET			29,280
TOTAL MARKET VALUE			126,155
SOH/AGL Deduction			0
ASSESSED VALUE			126,155
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,155
TOTAL JUST VALUE			126,155
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9616	M H	125	04/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2091	8/05/2021	WD Q	Q	I	01	140,000
GRANTOR: NORMAN CAROLYN TRUST						
GRANTEE: MAXWELL DEAUNES						
1435/424	4/14/2021	WD Q	Q	I	03	55,000
GRANTOR: NORRIS REBECCA SUZANN						
GRANTEE: NORMAN CAROLYN TRUS						

EXTRA FEATURES		9209 NE THOMAS CAMP RD, LAKE CITY														
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	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	400.00	400.00	25	1995	1995	3	25	100	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION		TOTAL OB/XF 8,350																						
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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.88	AC		1.00	1.00	1.00	6,000.00	6,000.00	29,280							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 UOP= N8 W12 S8 E12\$ W12 S24 E52 N24\$.	