E1/2 OF W1/2 OF SE1/4 OF SE1/4 E
DC 791-838, 791-847, 798-1305, 8

THOMAS PAULA RENEE/THOMAS RANDAL D
173 NW MAXMORE DR
LAKE CITY, FL 32055

2026

12-3S-16-02091-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	90,672
SOH/AGL Deduction	0
ASSESSED VALUE	90,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,672
TOTAL JUST VALUE	90,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/2440	2/14/2024	WD	U	I	11	100
GRANTOR: MOORE FRANK KENNETH						
GRANTEE: THOMAS RANDAL D						
1386/1582	6/11/2019	WD	U	V	30	0
GRANTOR: FRANK AND ELZABETH MO						
GRANTEE: FRANK KENNETH & ELI						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0255	MBL HOME S	0	0	14	48	672.00	UT	1.00	1.00	100	2014	2014	3	100	672	

LAND DESCRIPTION

TOTAL OB/XF 672

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0					10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 05/09/2023 BY JB Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 05/12/2026 BY SYS