W1/2 OF W1/2 OF SE1/4 OF SE1/4 E
AC DESC IN 786-1108.

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

2027

12-3S-16-02091-002

BUILDING CHARACTERISTICS

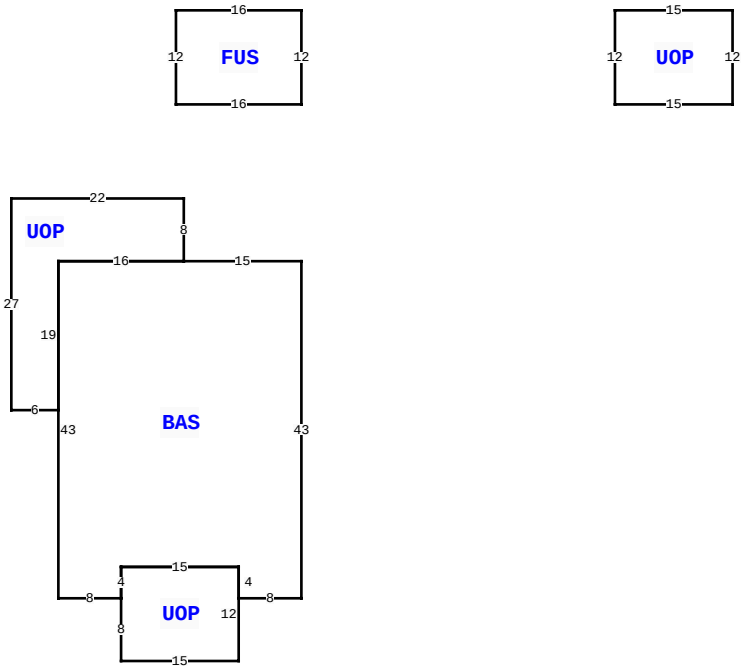
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	06	VINYL ASB 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,273	100		1,273	53,296
FUS	192	100		192	8,039
UOP	180	20		36	1,507
UOP	180	20		36	1,507
UOP	290	20		58	2,428
TOTALS	2,115			1,595	66,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	58.5569	64.41	102,734	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1465 HX Base Yr



173 NW MAXMORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,292
TOTAL MARKET OB/XF VALUE	12,330
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	154,622
SOH/AGL Deduction	0
ASSESSED VALUE	154,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,622
TOTAL JUST VALUE	154,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,835

SALE:2:1: ONE AND THE SAME

BLDG:2:1: CHAR MH

LAND:2:1: 3 BLDG'S:7 AC NOT UNDER AE-NO NEED TO DI

LAND:1:1: JOINS 02091-004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30114	M H	375	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1407	2/14/2024	WD	U	I	11	100
GRANTOR: MOORE FRANK KENNETH						
GRANTEE: THOMAS RANDAL D						
1386/1584	6/11/2019	WD	U	I	30	0
GRANTOR: FRANK K & ELIZABETH A						
GRANTEE: FRANK KENNETH & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N8 W22 S27 E6 N19 E16$ W16 S43 E8 UOP= S8 E15 N12 W15 S4$ N4 E15 S4 E8 N43$ PTR= N20 FUS= N12 W16 S12 E16$ S20$ PTR=N20 E40 UOP= E15 N12 W15 S12$ S20 W40$.

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	0210	GARAGE U	0	0	24	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	60	1993	1993	3	60	1,080	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,330

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	0100	C	SFR	0					8.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,000							

REVIEW DATE 05/09/2023 BY JB Total Acres: 8.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 11/16/2026 BY SYS

W1/2 OF W1/2 OF SE1/4 OF SE1/4 E
AC DESC IN 786-1108.

THOMAS RANDAL D/THOMAS PAULA R
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2027

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BUILDING CHARACTERISTICS

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Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

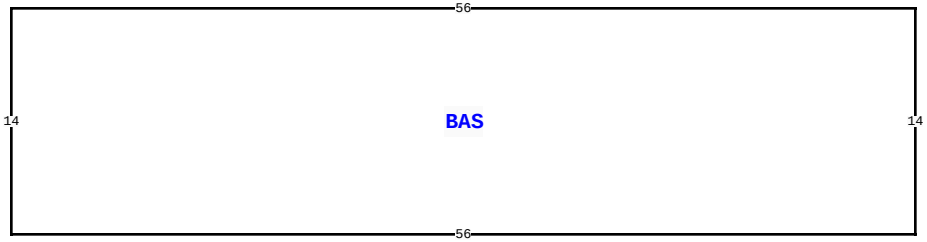
NEIGHBORHOOD/LOC 12316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	11,515
TOTALS	784			784	11,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	61.2000	36.72	28,788	1984	1984	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr



173 NW MAXMORE DR, LAKE CITY

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XF DATE		LAND DATE	05/11/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,622
TOTAL JUST VALUE	154,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,835

BLDG:1:1: HOUSE NOT COMPLETED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1407	2/14/2024	WD	U	I	11	100
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1386/1584	6/11/2019	WD	U	I	30	0
GRANTOR: FRANK K & ELIZABETH A						
GRANTEE: FRANK KENNETH & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2023 BY JB Total Acres: 8.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 11/16/2026 BY SYS