SE1/4 OF NE1/4 OF SE1/4 (SPLIT O
REQUEST BY OLD SURVEY).

SMITH JULIA ANN
439 NW MAXMORE DRIVE
LAKE CITY, FL 32055

**2027**

**12-3S-16-02096-003**

## BUILDING CHARACTERISTICS

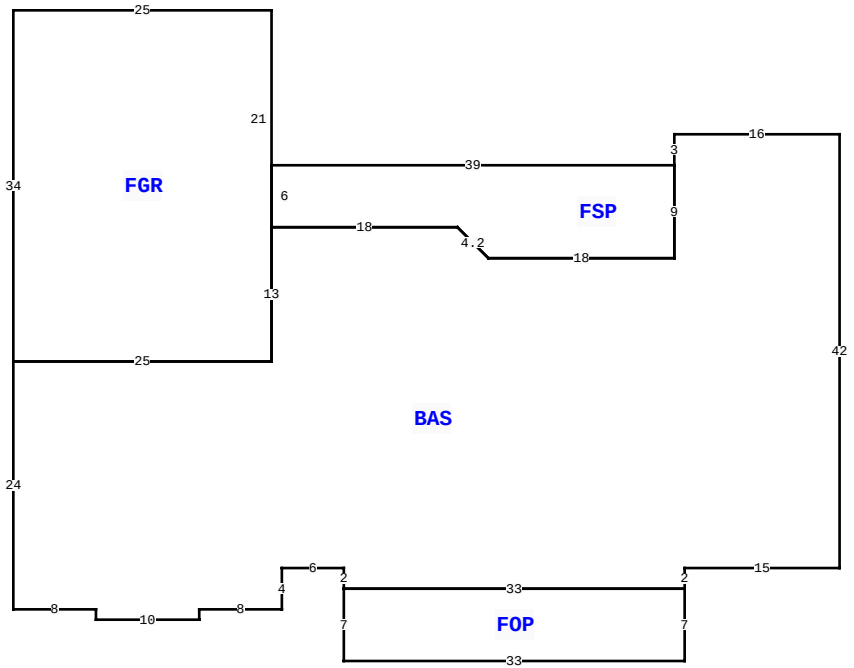
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 2,581 | 100 | | 2,581 | 330,275 |
| FGR | 850 | 55 | | 468 | 59,887 |
| FOP | 231 | 30 | | 69 | 8,830 |
| FSP | 293 | 40 | | 117 | 14,972 |
| TOTALS | 3,955 | | | 3,235 | 413,964 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,235 | 130.7075 | 143.78 | 465,128 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2581 HX Base Yr 2015




439 NW MAXMORE DR, LAKE CITY

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

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2014 | 2014 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 988.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 1,976 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 413,964 |
| TOTAL MARKET OB/XF VALUE | | 4,476 |
| TOTAL LAND VALUE - MARKET | | 86,760 |
| TOTAL MARKET VALUE | | 429,401 |
| SOH/AGL Deduction | | 133,060 |
| ASSESSED VALUE | | 296,341 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 61,411 |
| BASE TAXABLE VALUE | | 234,930 |
| TOTAL JUST VALUE | | 505,200 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 512,715 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1508/1031 | 2/07/2024 | LE | U | I | 14 | 100 |

GRANTOR: SMITH JULIA ANN

GRANTEE: SMITH JULIA ANN (EN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S3 FSP= W39 S6 E18 D3 R3 E18 N9$ S9 W18 L3 U3 W18 FGR= N21 W25 S34 E25 N13$ S13 W25 S24 E8 S1 E10 N1 E8 N4 E6 S2 FOP= S7 E33 N7 W33$ E33 N2 E15 N42$.

## LAND DESCRIPTION

TOTAL OB/XF 4,476

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 8.64 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 1,961 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 8.64 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 77,760 | | | | | | | |

REVIEW DATE 02/23/2015 BY GM Total Acres: 9.64 Total Land Value: 10,961 Market: 77,760 Agricultural: 1,961 Common: 9,000 PRINTED 11/16/2026 BY SYS