

COMM NE COR OF NE1/4 OF NE1/4, R
FOR POB, S 482.42 FT, W 242.11 F
TO S R/W CR-242, E ALONG R/W 242

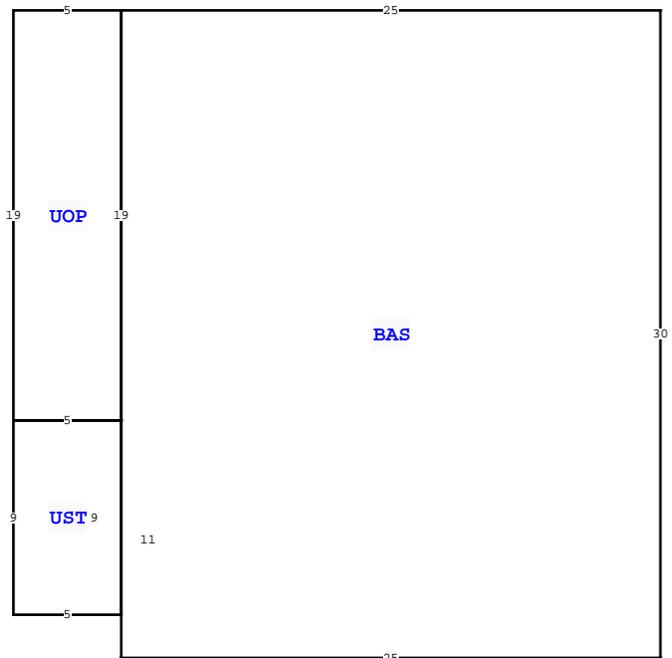
THOMAS PAULA RENEE/THOMAS RANDAL D
173 NW MAXMORE DR
LAKE CITY, FL 32055

2026

28-4S-16-03224-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	750	100	
UOP	95	20	
UST	45	45	
TOTALS	890		789

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	789	74.0982	84.47	66,647	1985	1985	0	0	35.00	65.00
2 SINGLE FAM 0% - 2025 Heated Area: 750 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,321
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			37,520
TOTAL MARKET VALUE			81,041
SOH/AGL Deduction			0
ASSESSED VALUE			81,041
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,041
TOTAL JUST VALUE			81,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041158	REMODEL		01/14/2021

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						
1415/2359	7/21/2020	TD	U	I	18	8,200
GRANTOR: CLERK OF COURT						
GRANTEE: FRANK KENNETH & ELI						

EXTRA FEATURES		3424 SW COUNTY ROAD 242 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0285	SALVAGE	0
2	0166	CONC, PAVMT	0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2026	MLU	

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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N30 W25 UOP= W5 S19 E5 N19\$ S19 UST= W5 S9 E5 N9\$ S11 E25\$.	

LAND DESCRIPTION		TOTAL OB/XF														200								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	2.68	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,520							