BEG SE COR OF SW1/4 OF SW1/4, RU
NE 130.77 FT, NW 143.29 FT TO R/
NE 140.39 FT, SE 156.71 FT, S 35

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

2027

31-3S-17-06249-000

BUILDING CHARACTERISTICS

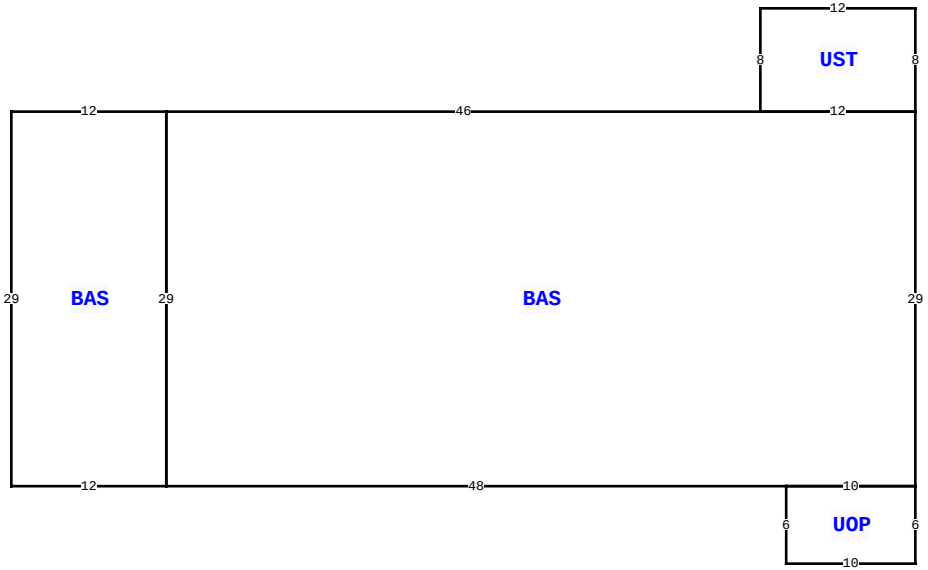
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	12,673
BAS	1,682	100		1,682	61,250
UOP	60	20		12	437
UST	96	45		43	1,566
TOTALS	2,186			2,085	75,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,085	66.2083	72.83	151,851	1930	1930	0	0	15	35.00	50.00

2 SINGLE FAM 0% - 2025 Heated Area: 2030 HX Base Yr



879 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,926
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	9,100
TOTAL MARKET VALUE	85,226
SOH/AGL Deduction	0
ASSESSED VALUE	85,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,226
TOTAL JUST VALUE	85,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,602

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						
0939/0831	11/07/2001	QC	Q	I	01	100
GRANTOR: ANDREW & LYNETTE JOLL						
GRANTEE: FRANK KENNETH & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 BAS= W12 S29 E12 N29$ S29 E48 UOP= E10 S6W10N6$ E10 N29 UST= N8 W12 S8 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 200

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		RSF/MH	59.00	193.00	1.00	AC		1.00	1.00	0.70	13,000.00	9,100.00	9,100							

REVIEW DATE 08/23/2016 BY DF Total Acres: 1.00 Total Land Value: 9,100 Market: 0 Agricultural: 0 Common: 9,100 PRINTED 11/17/2026 BY SYS