

COMM INTERS OF W R/W US-441 &
N LINE OF S1/2 OF SE1/4, RUN
N 18 DG E ALONG R/W, 575.37 FT

THOMAS REUBEN H/THOMAS REBECCA D
9826 N US HWY 441
LAKE CITY, FL 32055

2026

08-2S-17-04694-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 8217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	145,665
FOP	128	30		38	2,563
FOP	192	30		58	3,912
FST	154	55		85	5,732
UCP	462	20		92	6,204

TOTALS 3,096 2,433 164,076

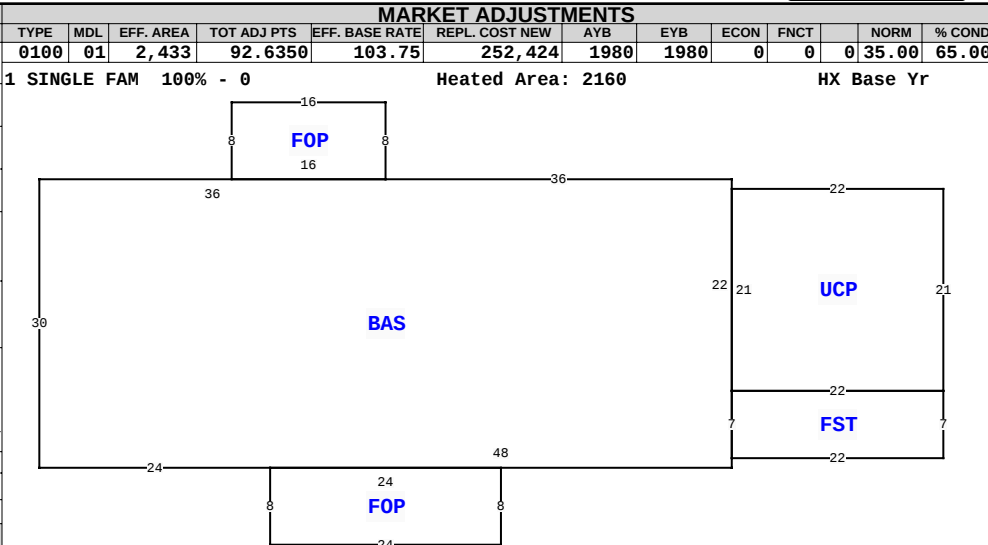
EXTRA FEATURES

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0040	BARN,POLE	0 100	43	60	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.81	AC		1.00	1.00	1.00	445.00	445.00	3,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.81	AC		1.00	1.00	1.00	6,500.00	6,500.00	57,265							

REVIEW DATE 08/25/2025 BY chuck



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

9826 N US HIGHWAY 441 , LAKE CITY

04/11/2025 MLU

TOTAL OB/XF 3,200																
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TOTAL OB/XF 3,200																
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Market: 57,265 Agricultural: 3,920 Common: 6,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,076
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		63,765
TOTAL MARKET VALUE		177,696
SOH/AGL Deduction		80,324
ASSESSED VALUE		97,372
TOTAL EXEMPTION VALUE	HX HB 13	97,372
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		231,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053252	Roof Replacement	21,995	05/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS						
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BAS= W36 FOP= N8 W16 S8 E16\$W36 S30 E24 FOP= S8 E24 N8 W24\$ E48 N1 FST= E22 N7 W22 S7\$ N7 UCP= E22 N21 W22 S21\$N22\$.

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