

S DIV: LOT 9 BLK A MELTONS S/D.
PB 1041-237, DC 1041-239, WD 104

MOORE NEKISHA
451 SW THERESA CT
LAKE CITY, FL 32025

2026

00-00-00-13934-000



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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		870317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	113,371
FCP	273	25		68	5,702
FOP	261	30		78	6,541
USP	220	35		77	6,457
TOTALS	2,106			1,575	132,071

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	3.50	3.50	
3	0294	SHED WOOD/	0	100	8	6	48.00	UT	3.50	3.50	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		*RSF	2 0.00	0.00	10,965.00	SF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,575	108.9000	121.97	192,103	1960	2000	0	0	0 31.25	68.75
1 SINGLE FAM 100% - 2021 Heated Area: 1352 HX Base Yr 2021											
TOTALS	2,106			1,575	132,071						

451 SW THERESA CT, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		132,071	
TOTAL MARKET OB/XF VALUE		2,048	
TOTAL LAND VALUE - MARKET		8,224	
TOTAL MARKET VALUE		142,343	
SOH/AGL Deduction		15,734	
ASSESSED VALUE		126,609	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		75,887	
TOTAL JUST VALUE		142,343	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1183	5/24/2019	WD	Q	I	01	127,200
GRANTOR: MICHAEL PAPHIDES						
GRANTEE: NEKISHA MOORE						
1360/0865	5/02/2018	CT	U	I	18	65,000
GRANTOR: CLERK OF COURT						
GRANTEE: MICHAEL PAPHIDES						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 S26 E23 FOP= S9 E16FCP= S21 E13 N21 W13\$ E13 N9 W29\$ E29 N26 USP= N10 W22 S10E22\$ W22\$.											