LOT 3 SUZANNE S/D UNIT 4.
428-248, 755-1358, TR 755-1360,

BURROUGHS MICHAEL L/BURROUGHS GENEVA G
174 SE MOSSY COURT
LAKE CITY, FL 32025

2025

03-4S-17-07570-099

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

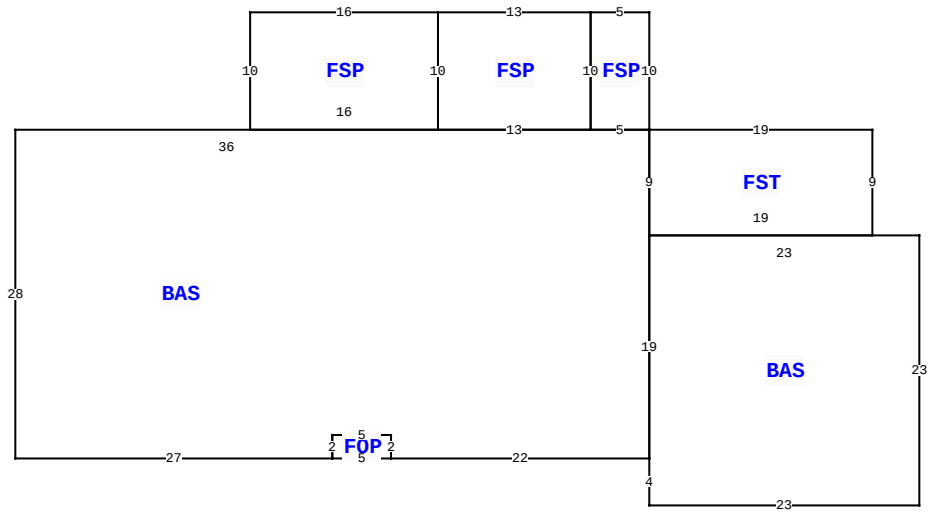
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	529	100		529	43,857
BAS	1,502	100		1,502	124,524
FOP	10	30		3	249
FSP	50	40		20	1,658
FSP	130	40		52	4,311
FSP	160	40		64	5,306
FST	171	55		94	7,793
TOTALS	2,552			2,264	187,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	110.4830	123.74	280,147	1991	1991	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 1996 Heated Area: 2031 HX Base Yr 1996



174 SE MOSSY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,698
TOTAL MARKET OB/XF VALUE		5,590
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,788
SOH/AGL Deduction		75,821
ASSESSED VALUE		135,967
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		80,245
TOTAL JUST VALUE		211,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052947	Roof Replacement	18,361	04/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/758	5/09/2024	LE	U	I	14	100
GRANTOR: BURROUGHS MICHAEL L						
GRANTEE: BURROUGHS MICHAEL L						
0812/2278	10/31/1995	WD	Q	I		73,500
GRANTOR: DELL T NORTH						
GRANTEE: MICHAEL L & GENEVA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W5 S10 E5$ BAS= W5 FSP= N10 W13 S10 E13$ W13 FSP= N10 W16 S10 E16$ W36 S28 E27 FOP= E5 N2 W5 S2$ N2 E5 S2 E22 BAS= S4 E23 N23 W23 S19$ N19 FST= E19 N9 W19 S9$ N9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840	
3	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	200.00	UT	10.50	10.50	100	2012	2012	3	100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 5,590

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/28/2025 BY SYS