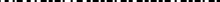
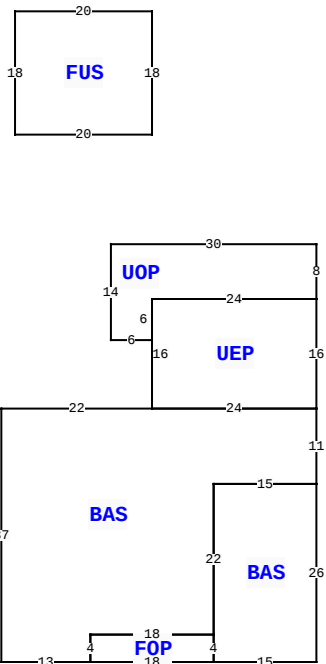


HARVEY WAYNE
192 SE MOSSY CT
LAKE CITY, FL 32025

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	12	CEDAR 100	0100	01	2,297	114.8648	128.65	295,509	1983	1983	0	0	0	35.00	65.00														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022										Heated Area: 1990					HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					192,081											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					3,915											
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET					23,125											
Interior Floo	06	VINYL ASB 10											TOTAL MARKET VALUE					219,121											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					38,983											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					180,138											
Bedrooms		2 100											TOTAL EXEMPTION VALUE					HX HB VX 55,722											
Bathrooms		2 100											BASE TAXABLE VALUE					124,416											
Frame	01	NONE 100											TOTAL JUST VALUE					219,121											
Stories	1.5	1.5 100											NCON VALUE					0											
Architectual	05	CONV 100	INCOME VALUE																										
Units	0 100		PREVIOUS YEAR MKT VALUE					207,117																					
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	390	100		390	32,613																								
BAS	1,240	100		1,240	103,692																								
FOP	72	30		22	1,840																								
FUS	360	100		360	30,104																								
UEP	384	60		230	19,234																								
UOP	276	20		55	4,599																								
TOTALS										2,722			2,297	192,081															
EXTRA FEATURES										192 SE MOSSY CT, LAKE CITY																			
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	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800														
3	0294	SHED WOOD/	0 100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200														
4	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300														
5	0210	GARAGE U	0 100	18	30	540.00	UT	3.00	3.00	75	1993	1993	3	75	1,215														
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200														
LAND DESCRIPTION										TOTAL OB/XF										3,915									
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125												
REVIEW DATE 02/27/2017 BY DF Total Acres: 0.80 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 08/27/2025 BY SYS																													