LOT 5 SUZANNE S/D UNIT 4.
ORB 741-947, WD 1050-1838, (DC C

WATERS JAMES M
194 SE MOSSY CT
LAKE CITY, FL 32025

2025

03-4S-17-07570-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

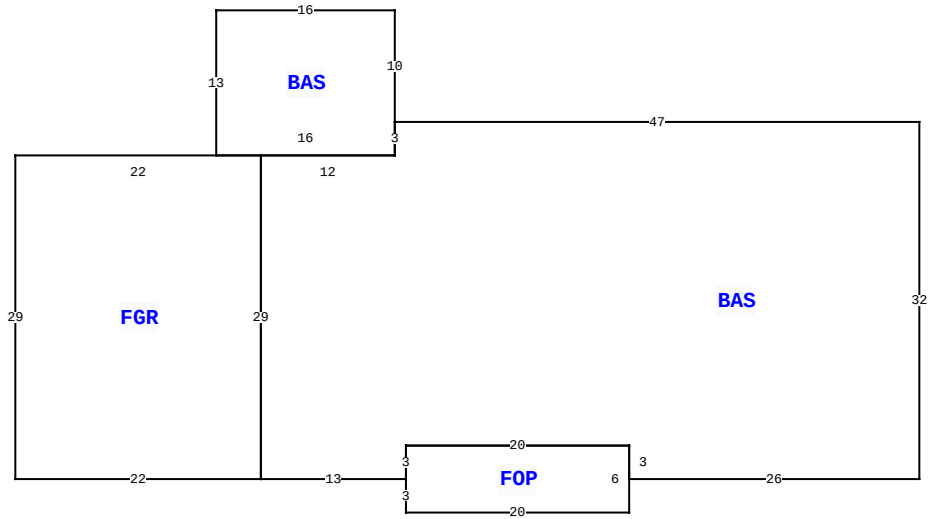
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	208	100		208	17,038
BAS	1,792	100		1,792	146,788
FGR	638	55		351	28,751
FOP	120	30		36	2,949
TOTALS	2,758			2,387	195,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	112.5200	126.02	300,810	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2000 HX Base Yr 2006



194 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		195,526
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		223,151
SOH/AGL Deduction		92,498
ASSESSED VALUE		130,653
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		74,931
TOTAL JUST VALUE		223,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/0731	1/31/2012	QC	U	I	11	100
GRANTOR: MARY L WATERS						
GRANTEE: JAMES M WATERS						
1050/1838	6/28/2005	WD	Q	I		145,000
GRANTOR: VINING						
GRANTEE: JAMES M & MARY L WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 BAS= N10 W16 S13 E16 N3$ S3 W12 FGR= W22 S29 E22 N29$ S29 E13 FOP= S3 E20 N6 W20 S3$ N3 E20 S3 E26 N32$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 08/18/2020 BY KR Total Acres: 0.80 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 08/27/2025 BY SYS