LOT 6 SUZANNE S/D UNIT 4.
ORB 471-265, 870-1572, WD 1307
-977, WD 1307-977

GUESS FORREST R/GUESS ERLINDA
191 SE MOSSY CT
LAKE CITY, FL 32025-1851

2025

03-4S-17-07570-102

BUILDING CHARACTERISTICS

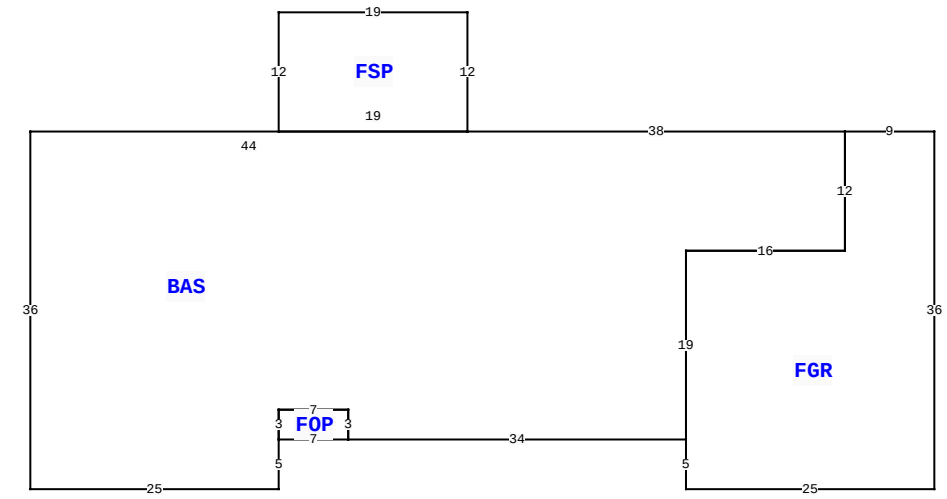
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,342	100		2,342	193,819
FGR	708	55		389	32,193
FOP	21	30		6	497
FSP	228	40		91	7,531
TOTALS	3,299			2,828	234,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,828	113.6800	127.32	360,061	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2342 HX Base Yr 2017



191 SE MOSSY CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,040
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		259,115
SOH/AGL Deduction		113,067
ASSESSED VALUE		146,048
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,326
TOTAL JUST VALUE		259,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044172	Roof Replacement	15,236	04/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0977	1/05/2016	WD	Q	I	01	150,000
GRANTOR: STEVEN H & LEE ANN DA						
GRANTEE: FORREST R & ERLINDA						
0870/1572	12/08/1998	WD	Q	I		108,000
GRANTOR: MORGAN						
GRANTEE: DAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FSP= N12 W19 S12 E19$ W44 S36 E25 N5 FOP= E7 N3 W7 S3$ N3 E7 S3 E34 FGR= S5 E25 N36 W9 S12 W16 S19$ N19E16 N12$.

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	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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 04/20/2022 BY JS Total Acres: 1.03 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 08/27/2025 BY SYS