LOT 7 SUZANNE S/D UNIT 4.
588-247, 747-2039, 758-1537, 853

BANNICK ERICK/BANNICK SHANDRA
175 SE MOSSY CT
LAKE CITY, FL 32025

2025

03-4S-17-07570-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

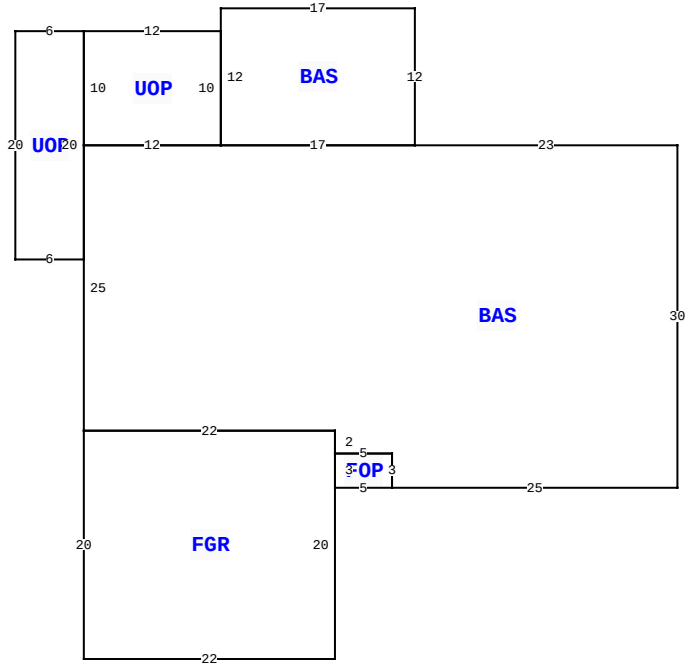
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	204	100		204	21,351
BAS	1,435	100		1,435	150,187
FGR	440	55		242	25,328
FOP	15	30		4	419
UOP	120	20		24	2,512
UOP	120	20		24	2,512
TOTALS	2,334			1,933	202,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	122.9580	137.71	266,193	1986	2000	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 1639 HX Base Yr 2025



175 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		202,307
TOTAL MARKET OB/XF VALUE		23,360
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		244,167
SOH/AGL Deduction		0
ASSESSED VALUE		244,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,445
TOTAL JUST VALUE		244,167
NCON VALUE		19,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049112	Storage Building	23,220	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2057	1/03/2024	WD	Q	I	01	250,000
GRANTOR: LESCENSKI PAUL						
GRANTEE: BANNICK ERICK						
1237/1410	6/28/2012	WD	U	I	12	70,000
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: PAUL & SUSAN LESCEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N12 W17 S12 E17$ W17 UOP= N10 W12 UOP= W6 S20 E6 N20$ S10 E12$ W12S25 FGR= S20 E22 N20 W22$ E22 S2 FOP= S3E5 N3 W5$ E5 S3 E25 N30$.

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	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	220.00	UT	8.00	8.00	100	1999	1999	3	100	1,760	
4	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0030	BARN,MT	0	100	0	0	1.00	UT	18,900.00	18,900.00	100	2025	2024		100	18,900	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 23,360

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 05/07/2024 BY JB Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/27/2025 BY SYS