

MOREAU PAUL/MOREAU KEDRA LEIGH
1315 NW OGDEN LOOP
LAKE CITY, FL 32055

07-3S-16-02029-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall	19	COMMON BRK 100								0100	01	2,124	115.4300	129.28	274,591	1979	1979	0	0	35.00	65.00	VALUATION BY					STANDARD																						
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2015										Heated Area: 1716										HX Base Yr 2015										Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										178,484																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										13,270																			
Interior Floo	12	HARDWOOD 100																		TOTAL LAND VALUE - MARKET										233,750																			
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										226,831																			
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										86,334																			
Bedrooms		3 100																		ASSESSED VALUE										140,497																			
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										50,722																			
Frame	01	NONE 100																		BASE TAXABLE VALUE										89,775																			
Stories	1.	1. 100																		TOTAL JUST VALUE										425,504																			
Architectual	05	CONV 100																		NCON VALUE										0																			
Units	0	100								INCOME VALUE																																							
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE										425,504																													
Kitchen Adjus	01	01 100																																															
Quality		05		05																																													
DOR CODE		5000		IMPROVED AG																																													
MAP NUM				MKT AREA						01																																							
NEIGHBORHOOD/LOC		7316.00		1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	322	100		322	27,058																																												
BAS	1,394	100		1,394	117,140																																												
FGR	672	55		370	31,092																																												
FOP	126	30		38	3,193																																												
TOTALS		2,514				2,124		178,484												BLD DATE		LGL DATE																											
EXTRA FEATURES										1315 NW OGDEN LOOP, LAKE CITY										XF DATE										LAND DATE																			
																				INC DATE										AG DATE																			
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350																																	
3	0210	GARAGE U	0	100	12	24	288.00	UT	2.50	2.50	100	1993	1993	3	100	720																																	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200																																	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200																																	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																																	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																																	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																																	
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,000																																	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																																	
LAND DESCRIPTION										TOTAL OB/XF										13,270																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	2.86	AC		1.00	1.00	1.00	5,500.00	5,500.00	15,730																																
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	5,500.00	5,500.00	8,690																																
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.06	AC		1.00	1.00	1.00	280.00	280.00	10,657																																
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.06	AC		1.00	1.00	1.00	5,500.00	5,500.00	209,330																																
REVIEW DATE		01/25/2023		BY	KS	Total Acres: 42.50		Total Land Value: 35,077		Market: 209,330		Agricultural: 10,657		Common: 24,420		PRINTED 09/19/2025 BY SYS																																	