LOT 2 BLOCK C PARNELL HILLS S/D
500-94, 781-1191, 958-709, 959-9

AGUILAR JUAN S
3455 NW MOORE RD
LAKE CITY, FL 32055

2026

10-3S-16-02058-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

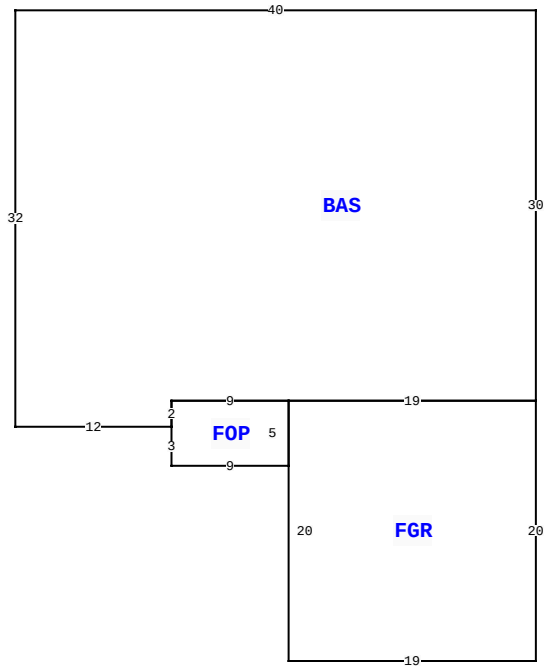
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	122,265
FGR	380	55		209	20,877
FOP	45	30		14	1,398
TOTALS	1,649			1,447	144,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,447	115.0800	128.89	186,504	2007	2007	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2019 Heated Area: 1224 HX Base Yr 2019



3455 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,541
TOTAL MARKET OB/XF VALUE		1,276
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		157,817
SOH/AGL Deduction		40,903
ASSESSED VALUE		116,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,192
TOTAL JUST VALUE		157,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043342	Roof Replacement	13,052	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/2311	4/10/2018	WD	U	I	12	105,000
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: JUAN S AGUILAR						
1347/2483	11/06/2017	QC	U	I	11	0
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: LAKEVIEW LOAN SERVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 E12 FOP= S3 E9 N5 W9 S2$ N2 E9 FGR= S20 E19 N20 W19$ E19 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	12	16	192.00	UT	3.00	3.00	100	2007	2007	3	100	576	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,276

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/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/25/2022 BY JS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/21/2025 BY SYS