

LOT 3 THE HIDEAWAY S/D.

WD 799-1382, CT 1200-27, SWD

MOSER JONATHAN ARTHUR/MOSER MONICA LEI
249 SE SECLUSION GLN
LAKE CITY, FL 32025

2026

10-4S-17-08305-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	10417.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	11,777
BAS	1,494	100		1,494	69,822
UOP	42	20		8	374
UOP	360	20		72	3,365
TOTALS	2,148			1,826	85,338

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	7.50
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	4.82

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,826	64.2000	71.90	131,289	1993	1993	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2015 Heated Area: 1746 HX Base Yr 2015													
249 SE SECLUSION GLN, LAKE CITY													
BLD DATE: 04/10/2025 MLU													

TOTAL OB/XF													
2,200													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		85,338	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		43,380	
TOTAL MARKET VALUE		130,918	
SOH/AGL Deduction		79,279	
ASSESSED VALUE		51,639	
TOTAL EXEMPTION VALUE		26,639	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		130,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041716	Solar Power Syste	39,000	05/18/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1275/1902	6/03/2014	WD	Q	I	01
GRANTOR: VICTOR SEIJAS					SALE PRICE
GRANTEE: JONATHAN A & MONICA					
1215/0954	5/19/2011	WD	U	I	18
GRANTOR: SECRETARY OF VERTERNS					33,500
GRANTEE: VICTOR SEIJAS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= S43 E12 UOP= S14 E3 N14 W3\$ E3 BAS= S14 E18 N14 W18\$ E33 N24 UOP= N12 W30 S12 E30\$ W30 N19 W18\$.									