BEG SW COR OF NW1/4, RUN N 760 F
TO RIVER, S 840 FT MOL, W 506.67
TO POB.

MOSES JAMES G/MOSES SALLY A
696 SW RIDGE ST
LAKE CITY, FL 32024

2026

11-2S-15-00020-000

BUILDING CHARACTERISTICS

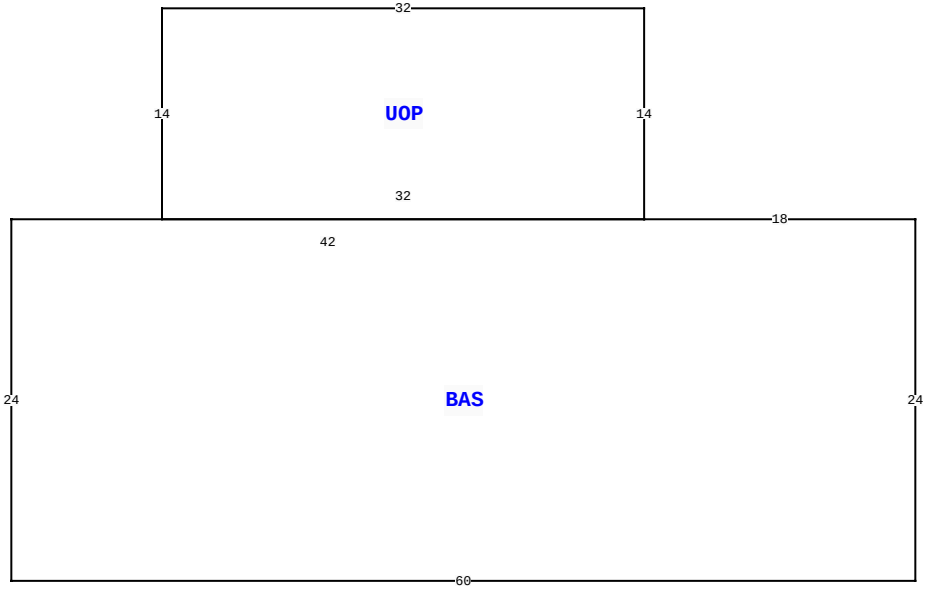
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	33,656
UOP	448	25		112	2,618
TOTALS	1,888			1,552	36,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	97.3845	58.43	90,683	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



821 NW MCCLURG CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,273
TOTAL MARKET OB/XF VALUE	12,394
TOTAL LAND VALUE - MARKET	50,960
TOTAL MARKET VALUE	57,432
SOH/AGL Deduction	3,733
ASSESSED VALUE	53,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,699
TOTAL JUST VALUE	99,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,627

SALE:2:1: SEE ORB 797-679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051775	Roof Replacement	10,936	12/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0395	2/15/2012	WD	U	V	30	100
GRANTOR: JOSEPHINE C MOSES REV						
GRANTEE: JAMES G & SALLY A M						
1190/1595	3/03/2010	WD	U	I	11	100
GRANTOR: JOSEPHINE C MOSES REV						
GRANTEE: JAMES G & SALLY A M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N14 W32 S14 E32$ W42 S24 E60 N24$.

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	0150	CLFENCE 8	0	0	0	0	150.00	UT	9.00	9.00	50	2005	2005	3	50	675	
2	0084	DOCK-RIVER	0	0	135	4	540.00	UT	13.05	13.05	100	2005	2005	3	40	2,819	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,394

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	6.28	AC		1.00	1.00	1.00	281.00	281.00	1,765							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	6.28	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,960							

REVIEW DATE 01/29/2025 BY JS Total Acres: 7.28 Total Land Value: 8,765 Market: 43,960 Agricultural: 1,765 Common: 7,000 PRINTED 10/10/2025 BY SYS