

COMM NE COR OF NW1/4 OF NE1/4, R
S 1137.83 FT TO POB, CONT S 568.
OF C/R, THENCE E ALONG R/W 385.4

OSBURN JEFF A/OSBURN TRACY J
743 NW MOORE FARMS RD
LAKE CITY, FL 32055

2026

12-3S-16-02095-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 12316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100		2,021	206,934
FCP	576	25		144	14,745
FOP	42	30		13	1,331
FOP	264	30		79	8,089
FOP	345	30		104	10,649

TOTALS 3,248 2,361 241,747

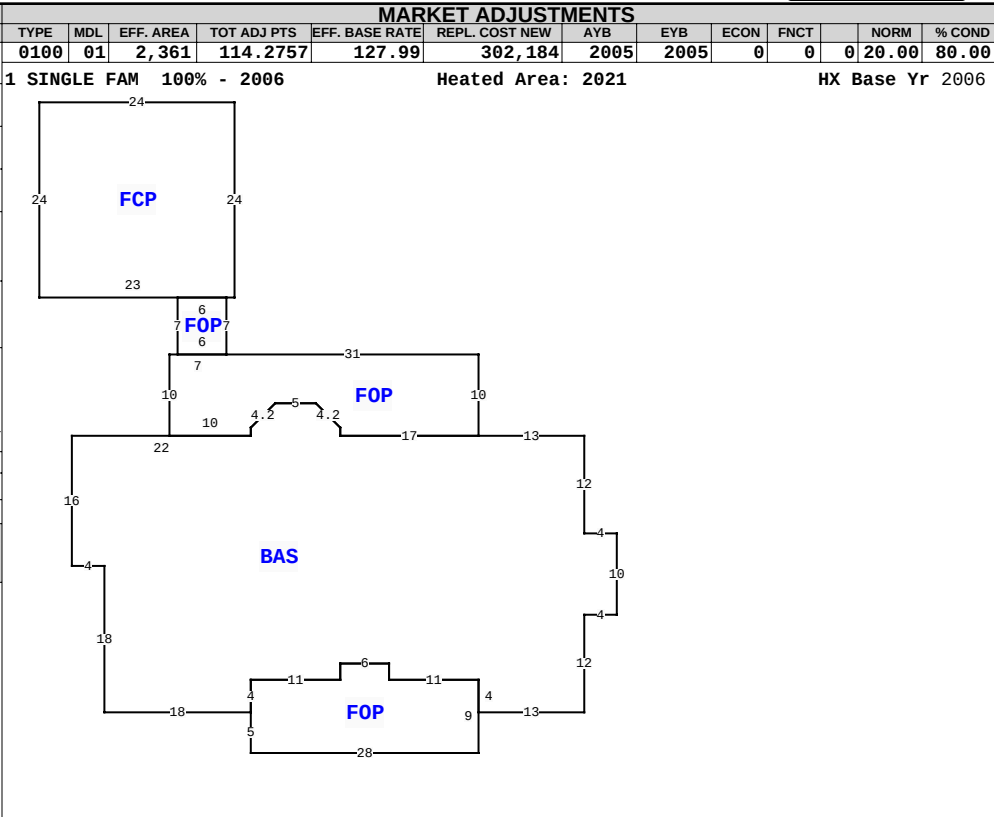
EXTRA FEATURES

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	0030	BARN, MT	0	0	46	60			2,760.00	UT	9.00				24,840	
2	0166	CONC, PAVMT	0	100	8	26			208.00	UT	2.00				416	
3	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,270							

REVIEW DATE 05/09/2023 BY JB



743 NW MOORE FARMS RD, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/10/2025	MLU	

TOTAL OB/XF 25,456

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,270							

Total Acres: 5.03 Total Land Value: 45,270 Market: 0 Agricultural: 0 Common: 45,270

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,747
TOTAL MARKET OB/XF VALUE		25,456
TOTAL LAND VALUE - MARKET		45,270
TOTAL MARKET VALUE		312,473
SOH/AGL Deduction		92,796
ASSESSED VALUE		219,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,955
TOTAL JUST VALUE		312,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28659	STORAGE	253	06/15/2010
22458	SFR	581	11/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/1761	4/27/2004	WD	Q	V	06	100

GRANTOR: JULIA G OSBURN
GRANTEE: JEFF A & TRACY J OS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W31 FOP= N7 FCP= E1 N24 W24 S24 E23\$ W6 S7 E6\$ W7 S10 E10 N1 R3 U3 E5 D3 R3 S1 E17\$ W17 N1 L3 U3 W5 D3 L3 S1 W22 S16 E4 S18 E18 FOP= S5 E28 N9 W11 N2 W6 S2 W11 S4\$ N4 E11 N2 E6 S2 E11 S4 E13 N12 E4 N10 W4 N12\$.

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