LOT 7 NORTHSIDE ACRES PHASE 2
ORB 888-1064, FJ DIV#04-163DR
1039-303.

PETERSON JACQUELINE
983 NW MOORE RD
LAKE CITY, FL 32055

2026

13-3S-16-02099-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

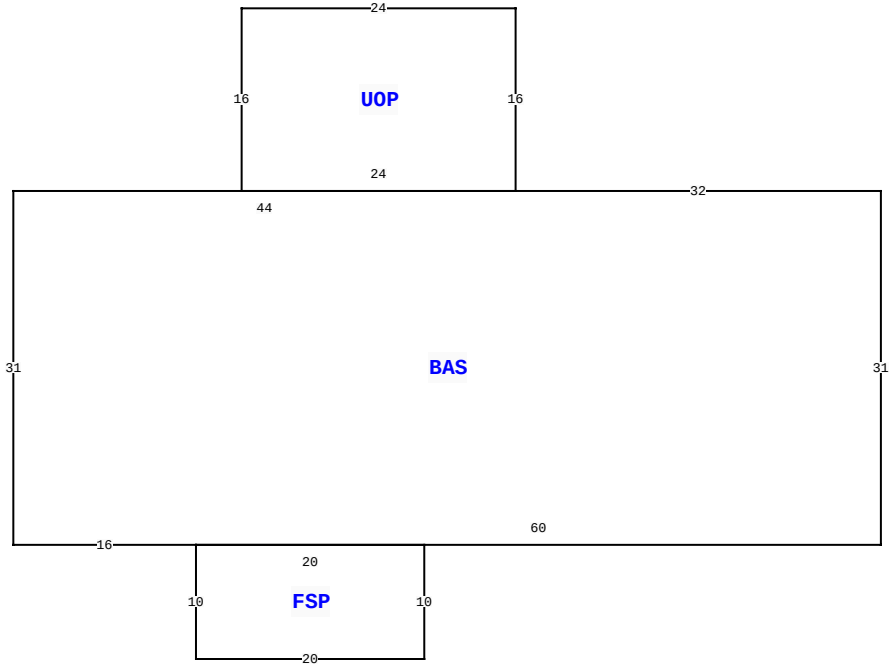
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
FSP	200	40		80	4,794
UOP	384	25		96	5,752
TOTALS	2,940			2,532	151,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,532	115.9000	108.95	275,861	2004	2004	0	0	0	45.00	55.00

3 MANUF 1 100% - 2000 Heated Area: 2356 HX Base Yr 2000



983 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,724
TOTAL MARKET OB/XF VALUE		24,340
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		194,564
SOH/AGL Deduction		85,418
ASSESSED VALUE		109,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,424
TOTAL JUST VALUE		194,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,564

LAND:1:1: 1.03 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051231	Roof Replacement	5,532	10/24/2024
000044660	Storage Building	8,500	06/23/2022
21610	M H	250	03/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0888/1064	9/15/1999	WD	Q	V		14,500

GRANTOR: SUBRANDY
GRANTEE: J PETERSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N16 W24 S16 E24$ W44 S31 E16 FSP= S10 E20 N10 W20$ E60 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	
5	0030	BARN,MT	0	100	24	35	840.00	UT	18.00	18.00	100	2023	2022		100	15,120	

LAND DESCRIPTION

TOTAL OB/XF 24,340

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/25/2024 BY JS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS