

ALL NE1/4 OF SE1/4 LYING E OF G
OF MOORE RD.

COUCH CONST INC
4636 SCARBOROUGH DR
LUTZ, FL 33559-8506

2026

13-3S-16-02105-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	04	SINGLE SID 100	0100	01	1,495	78.0120	87.37	130,618	1935	1935	0	0	0	35.00	65.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0														Heated Area: 1282												HX Base Yr											
Roof Cover	01	MINIMUM 100															BAS												UOP											
Interior Wall	02	WALL BD/WD 100															BAS												UOP											
Interior Floo	14	CARPET 90															BAS												UOP											
Interior Floo	08	SHT VINYL 10															BAS												UOP											
Air Condition	03	CENTRAL 100															BAS												UOP											
Heating Type	04	AIR DUCTED 100															BAS												UOP											
Bedrooms	01	3 100															BAS												UOP											
Bathrooms	01	1 100															BAS												UOP											
Frame	01	NONE 100															BAS												UOP											
Stories	1.	1. 100															BAS												UOP											
Architectual	05	CONV 100	BAS												UOP																									
Units	01	0 100	BAS												UOP																									
Condition Adj	03	03 100	BAS												UOP																									
Kitchen Adjus	01	01 100	BAS												UOP																									
Quality			05	05																																				
DOR CODE			0100 SINGLE FAMILY																																					
MAP NUM																	03																							
NEIGHBORHOOD/LOC			13316.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,282	100		1,282	72,805																																			
UDG	360	55		198	11,244																																			
UOP	35	20		7	398																																			
UOP	40	20		8	454																																			
TOTALS			1,717		1,495	84,902																																		
EXTRA FEATURES						379 NW MOORE RD, LAKE CITY																																		
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	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300																								
2	0251	LEAN TO W/	0	0	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	200																								
3	0166	CONC, PAVMT	0	0	10	97	970.00	UT	2.00	2.00	70	1993	1993	3	70	1,358																								
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																								
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200																								
6	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400																								
TOTAL OB/XF																		3,658																						
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	0		I	0.00	0.00	7.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	73,800																							
REVIEW DATE 05/10/2023 BY JB Total Acres: 7.38 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 10/02/2025 BY SYS																																								