NE1/4 OF SE1/4 AS LIES E OF GS &
MOORE RD & SW1/4 AS LIES S OF R/
E OF GSFL RR & AS LIES W OF SR-2

GATEWAY TRUST NO 1
971 WEST DUVAL ST, SUITE 183
LAKE CITY, FL 32055

2026

13-3S-16-02105-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

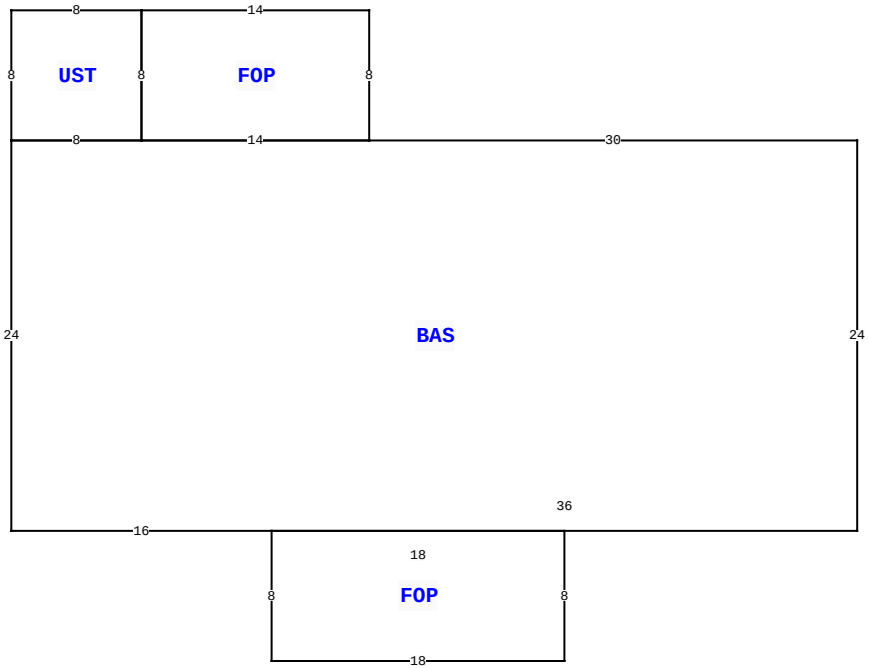
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	30,975
FOP	112	35		39	968
FOP	144	35		50	1,241
UST	64	45		29	720
TOTALS	1,568			1,366	33,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,366	103.4100	62.05	84,760	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1248 HX Base Yr



366 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,904
TOTAL MARKET OB/XF VALUE	17,752
TOTAL LAND VALUE - MARKET	307,150
TOTAL MARKET VALUE	94,612
SOH/AGL Deduction	0
ASSESSED VALUE	94,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,612
TOTAL JUST VALUE	358,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1602	4/16/2024	CT	U	I	18	50,000
GRANTOR: COLLINS FRANK C						
GRANTEE: GATEWAY TRUST NO 1						
1157/1556	8/29/2008	WD	Q	I	02	125,000
GRANTOR: RAY SHAW & DOROTHY AN						
GRANTEE: CLINTON F DICKS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N8 W14 S8 E14$ W14 UST= N8 W8 S8 E8$ W8 S24 E16
FOP= S8 E18 N8 W18$ E36 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	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	100	2000	2000	3	100	240	
2	0031	BARN,MT AE	0	0	24	40	960.00	UT	12.00	12.00	60	0	0	3	60	6,912	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
4	0285	SALVAGE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	1965		100	2,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 17,752

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	0		I	0.00	0.00	1.59	AC		1.00	1.00	0.85	15,000.00	12,750.00	20,272							
2	5500	A	TIMBER 2	0		I	0.00	0.00	69.77	AC		1.00	1.00	0.50	445.00	222.50	15,524							
3	5910	A	SWAMP/CYPRES	0		I	0.00	0.00	16.50	AC		1.00	1.00	1.00	40.00	40.00	660							
4	9910	M	MKT.VAL.AG	0		I	0.00	0.00	86.27	AC		1.00	1.00	0.50	6,500.00	3,250.00	280,378							
5	0700	C	MISC RES	0		I	0.00	0.00	2.00	AC		1.00	1.00	0.50	6,500.00	3,250.00	6,500							

REVIEW DATE 05/10/2023 BY JB Total Acres: 89.86 Total Land Value: 42,956 Market: 280,378 Agricultural: 16,184 Common: 26,772 PRINTED 11/18/2025 BY SYS