COMM NW COR OF SW1/4 OF SW1/4,
RUN E 1342.92 FT FOR POB, RUN
N 75.41 FT TO S R/W MOORE RD,

FRALICK CHRISTOPHER
1044 NW MOORE RD
LAKE CITY, FL 32055

2026

13-3S-16-02112-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

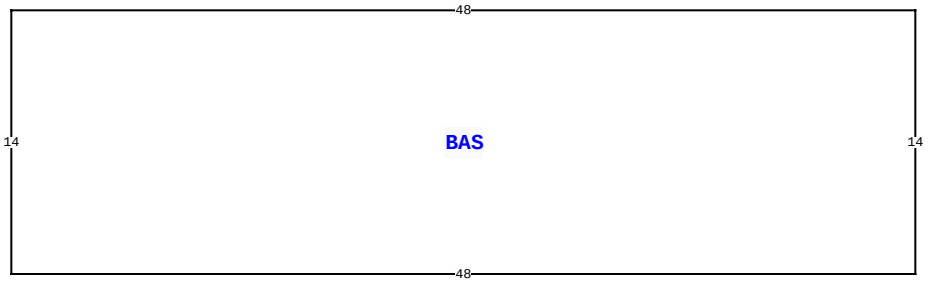
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	35,404
TOTALS	672			672	35,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	672	101.9000	95.79	64,371	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 672 HX Base Yr 2012



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,404
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		21,060
TOTAL MARKET VALUE		65,064
SOH/AGL Deduction		24,032
ASSESSED VALUE		41,032
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,032
TOTAL JUST VALUE		65,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,064

PRMT:1:1: STEVEN PUTTERE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10841	M H	125	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/2681	6/23/2011	WD	Q	I	01	37,500
GRANTOR: WILLIAM JOHN & CAROL						
GRANTEE: CHRISTOPHER FRALICK						
1216/2679	6/23/2011	WD	U	I	11	0
GRANTOR: DICKS						
GRANTEE: ELLIS						

1044 NW MOORE RD, LAKE CITY

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	190.00	618.00	2.70	AC		1.00	1.00	1.00	7,800.00	7,800.00	21,060							

REVIEW DATE 05/10/2023 BY JB Total Acres: 2.70 Total Land Value: 21,060 Market: 0 Agricultural: 0 Common: 21,060 PRINTED 11/04/2025 BY SYS