LOT 6 EAGLES RIDGE S/D PHASE 2.
WD 1028-1306, QD 1061-2188, WD 1

MOODY WILLIAM CURTIS JR
263 SE VALERIE CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-506

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

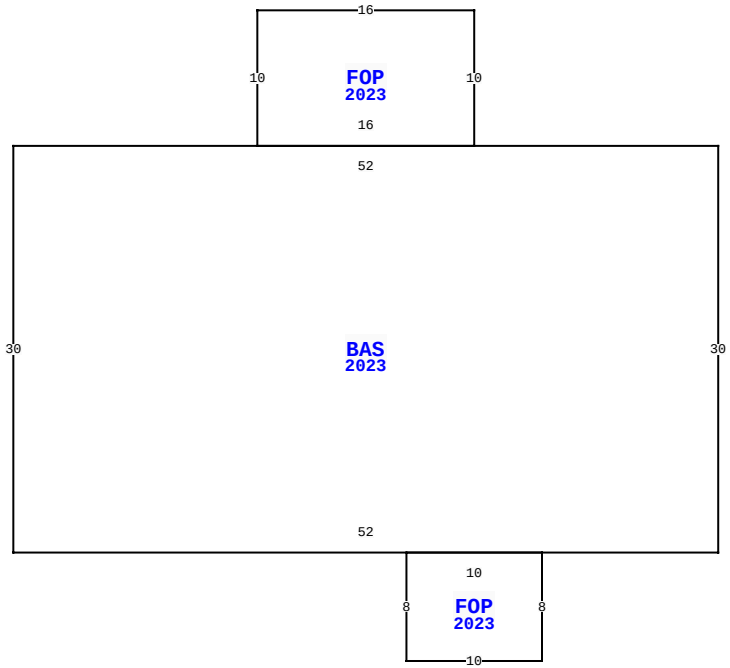
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2023	1,560	193,165
FOP	80	35	2023	28	3,467
FOP	160	35	2023	56	6,934
TOTALS	1,800			1,644	203,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,644	137.4450	136.07	223,699	2004	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2023 Heated Area: 1560 HX Base Yr 2023



263 SE VALERIE CT, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		203,566
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		229,066
SOH/AGL Deduction		5,033
ASSESSED VALUE		224,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,311
TOTAL JUST VALUE		229,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044347	Mobile Home		05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/788	12/15/2022	WD	Q	I	03	235,000
GRANTOR: O'NEAL PROPERTIES LLC						
GRANTEE: MOODY WILLIAM CURTI						
1417/1752	8/19/2020	WD	Q	V	05	48,000
GRANTOR: MIRTA L MORALES						
GRANTEE: O'NEAL PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,12] E52 S30 W52 N30 $
FOP=[YR=2023;ORIG=49,42] S8 E10 N8 W10 $
FOP=[YR=2023;ORIG=38,2] S10 E16 N10 W16 $
.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/07/2023 BY ME Total Acres: 1.12 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS