E1/2 OF SE1/4 OF SE1/4.
ORB 585-278, 566-184, 645-102,
645-103, 796-172, 803-966,

MOATES RANDELL S
253 NE PROXY LP
LAKE CITY, FL 32055

2026

17-2S-17-04722-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

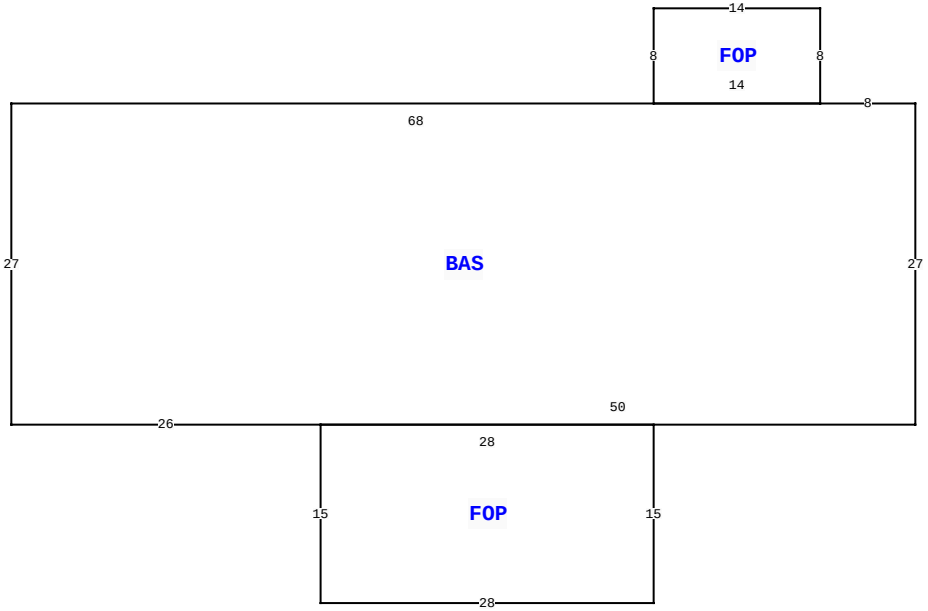
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	56,094
FOP	112	35		39	1,066
FOP	420	35		147	4,018
TOTALS	2,584			2,238	61,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,238	113.9000	68.34	152,945	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 2052 HX Base Yr 2016



213 NE PROXY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,631
TOTAL MARKET OB/XF VALUE		19,700
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		213,831
SOH/AGL Deduction		63,899
ASSESSED VALUE		149,932
TOTAL EXEMPTION VALUE	HX HB 14	98,895
BASE TAXABLE VALUE		51,037
TOTAL JUST VALUE		213,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,831

XFOB:2:1: SAND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33005	M H	375	05/26/2015
19246	M H	125	02/19/2002
17079	M H	125	06/14/2000
9953	M H	125	07/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/2316	4/29/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARTH						
GRANTEE: RANDELL S MOATES						
1115/2410	3/15/2007	AG	Q	I	01	15,300
GRANTOR: RONNIE & CHERYL MOATE						
GRANTEE: MARTHA THOMAS MOATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N8 W14 S8 E14$ W68 S27 E26 FOP= S15 E28 N15 W28$ E50 N27$.

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	16	40	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0210	GARAGE U	0	100	16	43	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
6	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 19,700

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	19.00	AC		1.00	1.00	0.85	4,500.00	3,825.00	72,675							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	4,500.00	3,825.00	3,825							

REVIEW DATE 08/03/2015 BY DF Total Acres: 20.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/20/2025 BY SYS

E1/2 OF SE1/4 OF SE1/4.
ORB 585-278, 566-184, 645-102,
645-103, 796-172, 803-966,

MOATES RANDELL S
253 NE PROXY LP
LAKE CITY, FL 32055

2026

17-2S-17-04722-005

BUILDING CHARACTERISTICS

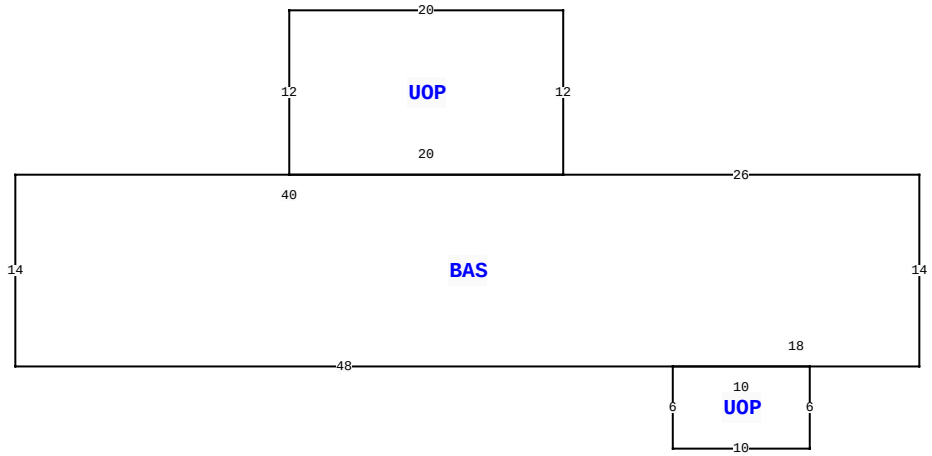
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
UOP	60	25		15	406
UOP	240	25		60	1,626
TOTALS	1,224			999	27,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	999	112.9000	67.74	67,672	1988	1988	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2016 Heated Area: 924 HX Base Yr 2016



213 NE PROXY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,631
TOTAL MARKET OB/XF VALUE		19,700
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		213,831
SOH/AGL Deduction		63,899
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TOTAL EXEMPTION VALUE	HX HB 14	98,895
BASE TAXABLE VALUE		51,037
TOTAL JUST VALUE		213,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2316	4/29/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARTH						
GRANTEE: RANDELL S MOATES						
1115/2410	3/15/2007	AG	Q	I	01	15,300
GRANTOR: RONNIE & CHERYL MOATE						
GRANTEE: MARTHA THOMAS MOATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N12 W20 S12 E20$ W40 S14 E48 UOP= S6 E10 N6 W10$ E18 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/03/2015 BY DF Total Acres: 20.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/20/2025 BY SYS

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LAKE CITY, FL 32055

2026

17-2S-17-04722-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
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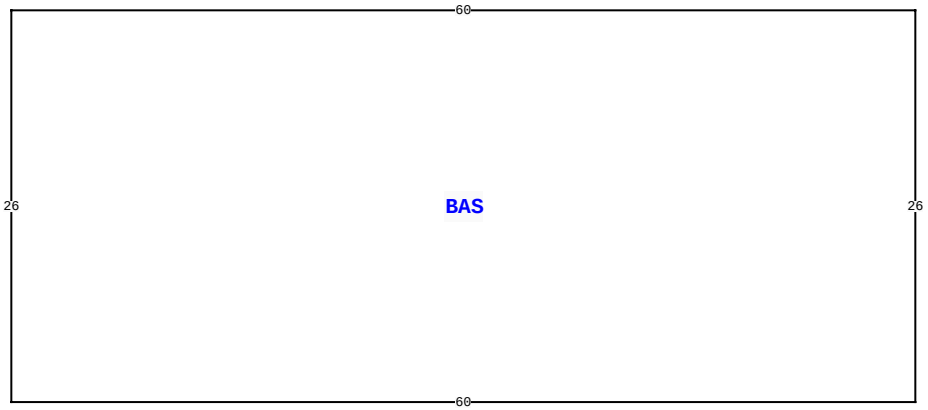
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	29,384
TOTALS	1,560			1,560	29,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	78.4890	47.09	73,460	1988	1988	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2016 Heated Area: 1560 HX Base Yr 2016



213 NE PROXY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
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VALUATION SUMMARY

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TOTAL JUST VALUE		213,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1115/2410	3/15/2007	AG	Q	I	01	15,300
GRANTOR: RONNIE & CHERYL MOATE						
GRANTEE: MARTHA THOMAS MOATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E60 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/03/2015 BY DF Total Acres: 20.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/20/2025 BY SYS