BEG 408 FT N OF SW COR OF SW1/4
625 FT, E TO W R/W US-41, RUN S
POB. ALSO THE E 3 AC OF THE S 33

MOSELEY INGE REYELTS
17102 S US HWY 441
LAKE CITY, FL 32024

2026

22-6S-17-09745-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

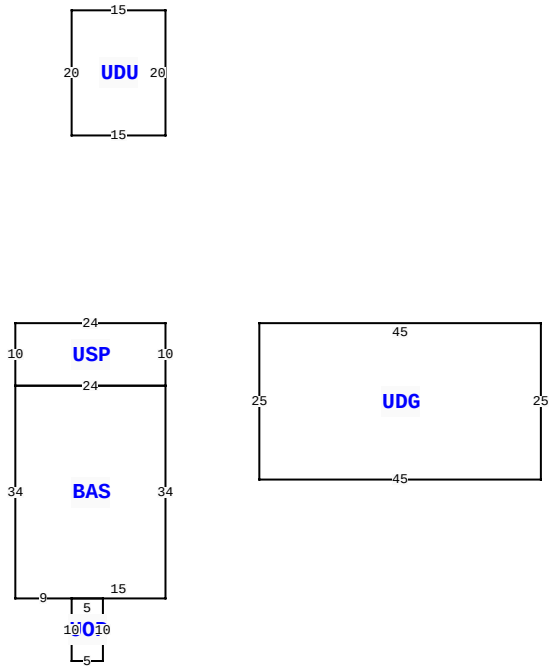
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	30,127
UDG	1,125	55		619	22,853
UDU	300	55		165	6,092
UOP	50	20		10	369
USP	240	35		84	3,101
TOTALS	2,531			1,694	62,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	50.7150	56.80	96,219	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 816 HX Base Yr



267 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		406,383
TOTAL MARKET OB/XF VALUE		86,890
TOTAL LAND VALUE - MARKET		752,220
TOTAL MARKET VALUE		545,348
SOH/AGL Deduction		104,813
ASSESSED VALUE		440,535
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		389,813
TOTAL JUST VALUE		1,245,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,250,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34197	PUMP/UTPOL	50	06/29/2016
12851	POOL	115	08/05/1997
4859	SFR	65,000	04/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/2235	8/14/2021	WD	U	I	30	100
GRANTOR: MOSELEY J WAYNE						
GRANTEE: MOSELEY J WAYNE						
1236/0527	5/23/2012	WD	U	I	30	100
GRANTOR: CYNTHIA S GRAVES & ET						
GRANTEE: JAMES WAYNE MOSELEY						

BUILDING NOTES

BUILDING DIMENSIONS

USP= W24 S10 BAS= S34 E9 UOP= S10E5 N10 W5$ E15 N34 W24$ E24 N 10$ PTR=E60 UDG= W45 S25 E45 N25$ W60$ PTR=N50 UDU= W15 S20 E15 N20$ S50$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1995	1995	3	100	2,750	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	2,069.00	UT	1.50	1.50	100	1997	1997	3	100	3,104	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
6	0119	MASONRY WA	0	0	0	0	940.00	UT	5.00	5.00	100	2005	2005	3	100	4,700	
7	0040	BARN,POLE	0	100	48	150	7,200.00	UT	2.50	2.50	100	2013	2013	3	100	18,000	
8	0040	BARN,POLE	0	100	56	150	8,400.00	UT	2.50	2.50	100	2013	2013	3	100	21,000	
9	0040	BARN,POLE	0	100	56	150	8,400.00	UT	2.50	2.50	100	2013	2013	3	100	21,000	

LAND DESCRIPTION

TOTAL OB/XF 86,890

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	136.16	AC		1.00	1.00	1.00	280.00	280.00	38,125							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	5200	A	CROPLAND 2	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	370.00	370.00	9,250							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	166.16	AC		1.00	1.00	1.00	4,500.00	4,500.00	747,720							

REVIEW DATE 12/18/2013 BY DF Total Acres: 167.16 Total Land Value: 52,075 Market: 747,720 Agricultural: 47,575 Common: 4,500 PRINTED 11/18/2025 BY SYS

BEG 408 FT N OF SW COR OF SW1/4
625 FT, E TO W R/W US-41, RUN S
POB. ALSO THE E 3 AC OF THE S 33

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17102 S US HWY 441
LAKE CITY, FL 32024

2026

22-6S-17-09745-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

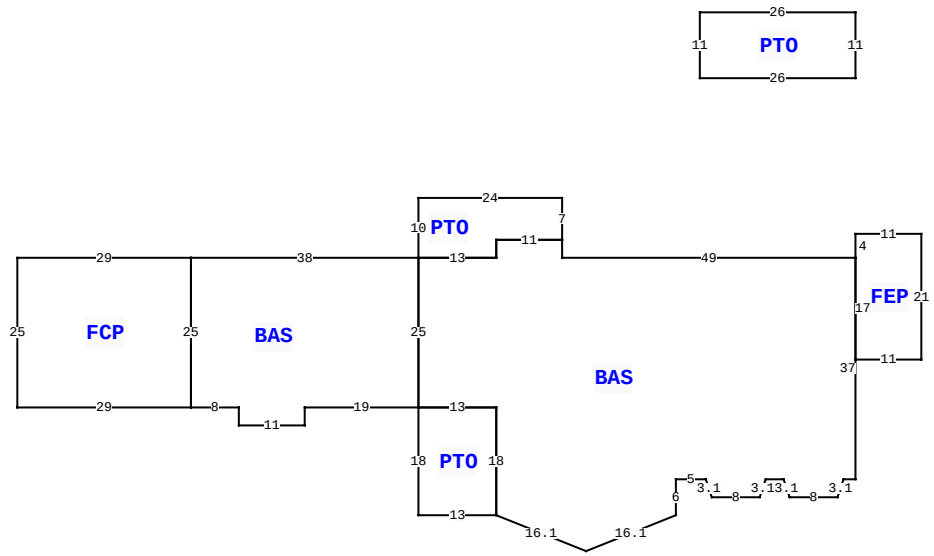
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100		983	78,842
BAS	2,902	100		2,902	232,756
FCP	725	25		181	14,517
FEP	231	80		185	14,838
PTO	207	5		10	802
PTO	234	5		12	963
PTO	286	5		14	1,123
TOTALS	5,568			4,287	343,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,287	103.7900	116.24	498,321	1994	1994	0	0	0	31.00	69.00

2 SINGLE FAM 100% - 0 Heated Area: 3885 HX Base Yr



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GRANTOR: CYNTHIA S GRAVES & ET						
GRANTEE: JAMES WAYNE MOSELEY						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N4 E11 S21 W11 N17$ BAS= W49 N3 PTO= N7 W24 S10 E13 N3 E11$ W11 S3 W13 BAS= W38 FCP= W29 S25 E29 N25$ S25 E8 S3 E11 N3 E19 N25$ S25 PTO= S18 E13 N18 W13$ E13 S18 D6 R15 R15 U6 N6 E5 D3 R1 E8 R1 U3 E3 D3 R1 E8 R1 U3 E2 N37$ PTR= N30 PTO= N11 W26 S11 E26$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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