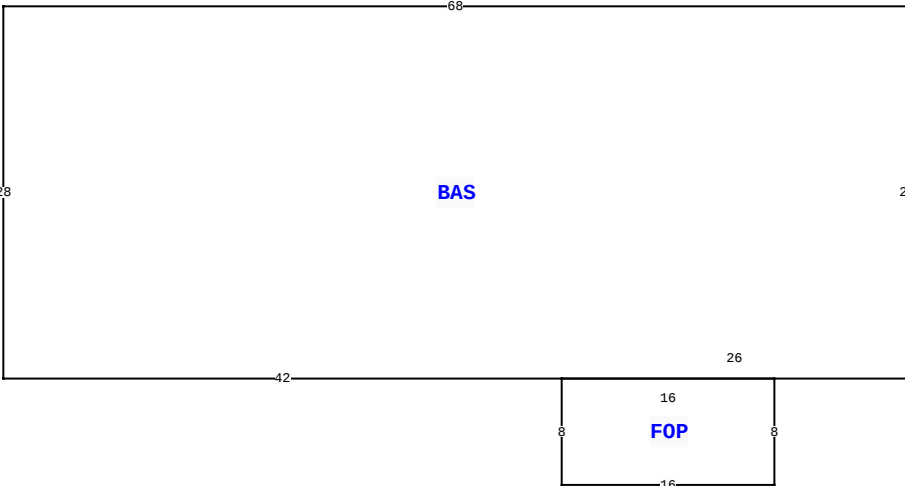


MOSLEY DON H/MOSLEY BONITA B
1385 SW SABRE AVE
LAKE CITY, FL 32024

23-4S-15-00374-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																															
Exterior Wall	19	COMMON BRK 100								0100	01	1,942	110.0950	123.31	239,468		1985			0	0	0	35.00	65.00	VALUATION BY																												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2002														Heated Area: 1904														HX Base Yr 2002								STANDARD							
Roof Cover	05	COMP SHNGL 100																																		BUILDING MARKET VALUE								155,654									
Interior Wall	03	DRYWALL 100																																		TOTAL MARKET OB/XF VALUE								4,614									
Interior Floo	14	CARPET 90																																		TOTAL MARKET VALUE - MARKET								12,870									
Interior Floo	06	VINYL ASB 10																																		TOTAL MARKET VALUE								173,138									
Air Condition	03	CENTRAL 100																																		SOH/AGL Deduction								68,354									
Heating Type	04	AIR DUCTED 100																																		ASSESSED VALUE								104,784									
Bedrooms		3 100																																		TOTAL EXEMPTION VALUE								HX HB								50,722	
Bathrooms		2 100								BASE TAXABLE VALUE																54,062																											
Frame	01	NONE 100								TOTAL JUST VALUE																173,138																											
Stories	1.	1. 100								NCON VALUE																0																											
Architectual	05	CONV 100								INCOME VALUE																																											
Units		0 100								PREVIOUS YEAR MKT VALUE																173,138																											
Condition Adj	03	03 100																																																			
Kitchen Adjus	01	01 100																																																			
Quality		05	05																																																		
DOR CODE		0100										SINGLE FAMILY																																									
MAP NUM												MKT AREA										02																															
NEIGHBORHOOD/LOC		23415.00										1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,904	100		1,904	152,608																																																
FOP	128	30		38	3,046																																																
TOTALS		2,032			1,942	155,654	1385 SW SABRE AVE, LAKE CITY										BLD DATE				LGL DATE		05/09/2024		MLU																												
EXTRA FEATURES												XF DATE				LAND DATE																																					
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																																				
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	100	2,000																																					
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	150																																					
3	0294	SHED WOOD/	0	100	0	0	352.00	UT	1.50	1.50	50	1985	1985	3	50	264																																					
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800																																					
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200																																					
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200																																					
LAND DESCRIPTION												TOTAL OB/XF										4,614																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6,500.00	6,500.00	6,500																																				
2	0000	C	VAC RES	100			0.00	0.00	0.98	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,370																																				
REVIEW DATE		06/22/2016		BY	DF	Total Acres: 1.98		Total Land Value: 12,870		Market: 0		Agricultural: 0		Common: 12,870		PRINTED 10/03/2025 BY SYS																																					