COMM AT SE COR OF NE1/4 OF SW 1/
FT FOR POB, W 582.08 FT TO E R/W
TER, NE ALONG CURVE OF R/W 19.62

MOORE DUSTIN COLE
322 SW COLUMBIA AVE
LAKE CITY, FL 32025

2025

23-4S-17-08714-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

125 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	06/02/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,190
TOTAL MARKET VALUE	4,459
SOH/AGL Deduction	0
ASSESSED VALUE	4,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,459
TOTAL JUST VALUE	95,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050696	Right-of-Way Acce		08/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/2759	9/07/2022	WD	U	V	30	14,000
GRANTOR: DOUYLLIEZ ASHLEY N						
GRANTEE: MOORE DUSTIN COLE						
1436/2718	5/05/2021	WD	Q	V	01	78,500
GRANTOR: CARVER SHERIE						
GRANTEE: MOORE DUSTIN C						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	445.00	445.00	4,459							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.02 Total Land Value: 4,459 Market: 95,190 Agricultural: 4,459 Common: 0 PRINTED 08/19/2025 BY SYS