BEG SW COR OF NE1/4 OF NW1/4,
RUN E 1683.95 FT TO W R/W OF
US-441, NW 890.44 FT, W 608.05

MOSES NOIDRIE JR/MOSES CHERILYN
5550 S US HWY 441
LAKE CITY, FL 32025

**2026**

**28-4S-17-08822-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

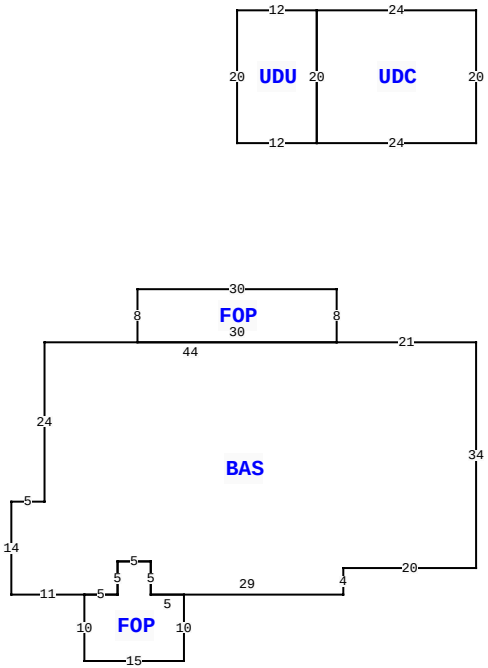
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 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 | 28417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,435 | 100 | | 2,435 | 195,264 |
| FOP | 175 | 30 | | 52 | 4,170 |
| FOP | 240 | 30 | | 72 | 5,774 |
| UDC | 480 | 25 | | 120 | 9,623 |
| UDU | 240 | 55 | | 132 | 10,585 |
| TOTALS | 3,570 | | | 2,811 | 225,415 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,811 | 110.1520 | 123.37 | 346,793 | 1954 | 1970 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2021 Heated Area: 2435 HX Base Yr




5550 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 225,415 |
| TOTAL MARKET OB/XF VALUE | 10,918 |
| TOTAL LAND VALUE - MARKET | 114,000 |
| TOTAL MARKET VALUE | 247,373 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 247,373 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 247,373 |
| TOTAL JUST VALUE | 350,333 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 350,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041666 | Remodel | 7,535 | 01/23/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0574/0713 | 9/01/1985 | WD | Q | V | 01 | 135,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 FOP= N8 W30 S8 E30$ W44 S24 W5 S14 E11 FOP= S10 E15 N10 W5 N5 W5 S5 W5$ E5N5 E5 S5 E29 N4 E20 N34$ PTR= N30 UDC= N20 W24 UDU= W12 S20 E12 N20$ S20 E24$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 25 | 44 | 1,100.00 | UT | 0.98 | 0.98 | 100 | 0 | 0 | 3 | 100 | 1,078 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 7,200.00 | UT | 1.60 | 1.60 | 75 | 2017 | 2017 | 3 | 75 | 8,640 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,918

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 18.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,040 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 18.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 108,000 | | | | | | | |

REVIEW DATE 06/22/2021 BY JB Total Acres: 19.00 Total Land Value: 11,040 Market: 108,000 Agricultural: 5,040 Common: 6,000 PRINTED 11/19/2025 BY SYS