BEG AT SW COR SEC 21-6S-17E, RUN
E 775.78 FT, S 47.35 FT TO A PT
OF SEC 28, CONT S 1318.35 FT, W

MOSELEY TROY
1432 SW CARL WILSON RD
FORT WHITE, FL 32038

2026

28-6S-17-09797-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28617.00	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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,880
TOTAL MARKET VALUE	5,454
SOH/AGL Deduction	0
ASSESSED VALUE	5,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,454
TOTAL JUST VALUE	116,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27824	PUMP/UTPOL	50	05/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0201	11/30/2017	QC	U	V	11	100
GRANTOR: SAMANTHA ANN MOSELEY						
GRANTEE: TROY MOSELEY						
1334/2389	4/17/2017	PB	U	V	18	0
GRANTOR: COURT ORDER (SAMUEL G						
GRANTEE: TROY MOSELEY						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.48	AC		1.00	1.00	1.00	280.00	280.00	5,454							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	19.48	AC		1.00	1.00	1.00	6,000.00	6,000.00	116,880							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 19.48 Total Land Value: 5,454 Market: 116,880 Agricultural: 5,454 Common: 0 PRINTED 11/10/2025 BY SYS