THAT PORTION OF THE FOLLOWING DE
& BEING NORTH OF CR-18: S1/8 OF
& S1/8 OF SE1/4 OF NW1/4 & E1/2

MOSELEY HARRY D
P O BOX 1321
LAKE CITY, FL 32056

**2026**

**29-6S-17-09808-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

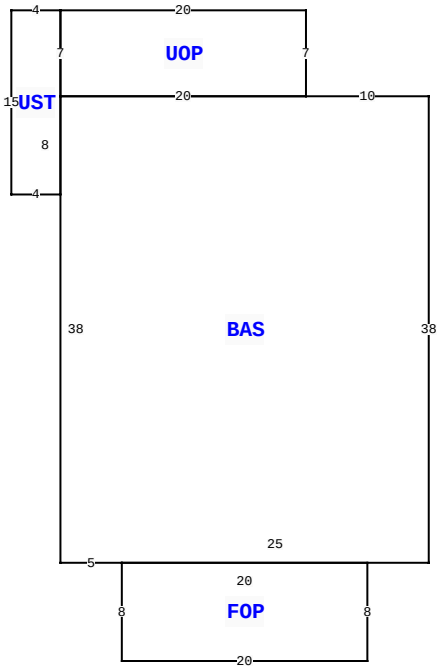
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 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 | 29617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | | 1,140 | 43,170 |
| FOP | 160 | 30 | | 48 | 1,817 |
| UOP | 140 | 20 | | 28 | 1,060 |
| UST | 60 | 45 | | 27 | 1,022 |
| TOTALS | 1,500 | | | 1,243 | 47,071 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,243 | 52.0200 | 58.26 | 72,417 | 1900 | 1900 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1140 HX Base Yr




2298 SW CARL WILSON RD, FORT WHITE

| | | | |
|---|---|---|---|
| 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 | 47,071 |
| TOTAL MARKET OB/XF VALUE | 9,240 |
| TOTAL LAND VALUE - MARKET | 499,500 |
| TOTAL MARKET VALUE | 100,081 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 100,081 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 100,081 |
| TOTAL JUST VALUE | 555,811 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 555,811 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1239/0608 | 7/31/2012 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERT & CONNIE MOSEL | | | | | | |
| GRANTEE: HARRY D MOSELEY | | | | | | |
| 0724/0871 | 6/28/1990 | WD | U | I | 35 | 305,200 |
| GRANTOR: TANNER ETAL | | | | | | |
| GRANTEE: MOSELEY'S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 UOP= N7 W20S7 E20$ W20 UST= N7 W4 S15 E4 N8$ S38 E5FOP= S8 E20 N8 W20$ E25 N38$.

## 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 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 530 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 610 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 5 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 6 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 7 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 8 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,240

| 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 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 100.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 37,000 | | | | | | | |
| 3 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 2,270 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 110.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 495,000 | | | | | | | |

REVIEW DATE 10/18/2017 BY DF Total Acres: 111.00 Total Land Value: 43,770 Market: 495,000 Agricultural: 39,270 Common: 4,500 PRINTED 10/07/2025 BY SYS