NW1/4 OF NW1/4 OF SE1/4, EX RD R
DESC ORB 761-762

MOORE CHARLES C
1706 NW QUEEN RD
LAKE CITY, FL 32055

2026

32-2S-16-01811-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

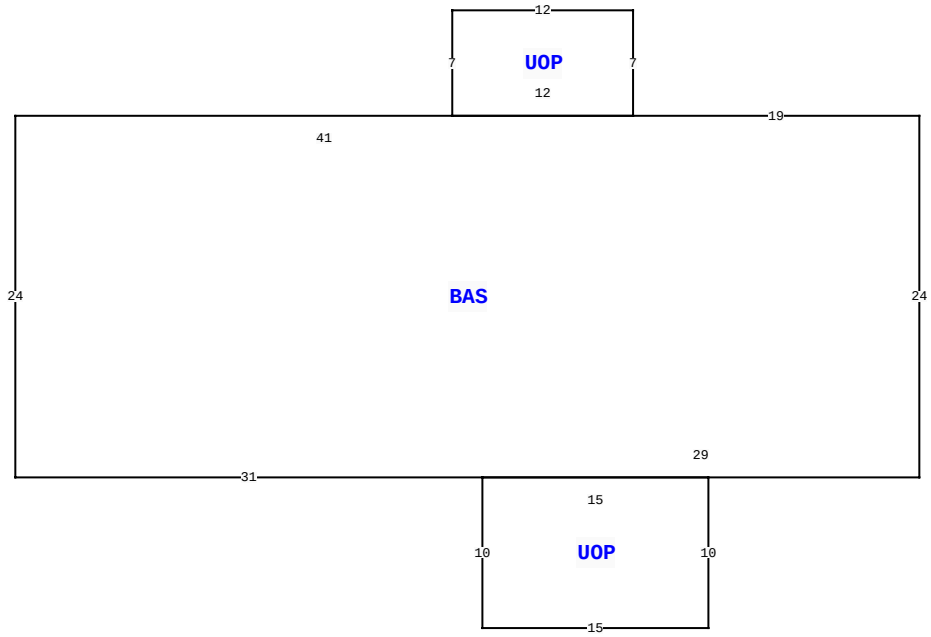
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	25,615
UOP	84	25		21	374
UOP	150	25		38	676
TOTALS	1,674			1,499	26,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,499	74.1150	44.47	66,661	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



1630 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,174
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	55,250
TOTAL MARKET VALUE	114,224
SOH/AGL Deduction	24,658
ASSESSED VALUE	89,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,566
TOTAL JUST VALUE	114,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,224

XFOB:1:1: ADDATION IS A MOBILE HOME CUT IN HALF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046353	Electrical Servic	0	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0180	5/22/2015	PB	U	I	18	0

GRANTOR: PROBATE ORDER
GRANTEE: CHARLES C MOORE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N7 W12 S7 E12$ W41 S24 E31 UOP= S10 E15 N10 W15$ E29 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0200	C	MBL HM	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	52,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	3,250							

REVIEW DATE 02/09/2023 BY TW Total Acres: 8.50 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/18/2025 BY SYS

NW1/4 OF NW1/4 OF SE1/4, EX RD R
DESC ORB 761-762

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1706 NW QUEEN RD
LAKE CITY, FL 32055

2026

32-2S-16-01811-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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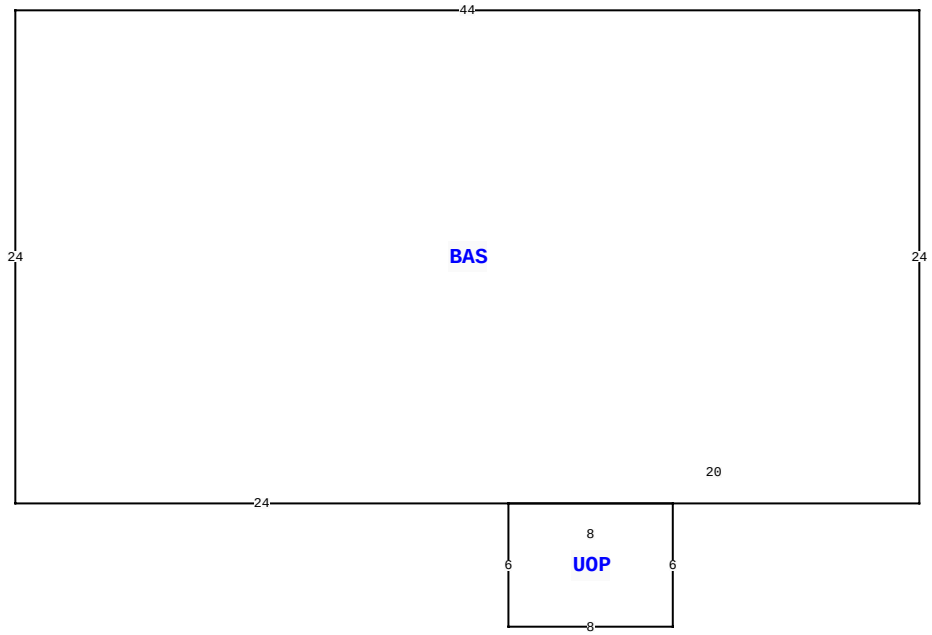
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	20,280
UOP	48	25		12	230
TOTALS	1,104			1,068	20,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,068	80.0100	48.01	51,275	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1056 HX Base Yr



1630 NW QUEEN RD, LAKE CITY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1295/0180	5/22/2015	PB	U	I	18	0

GRANTOR: PROBATE ORDER

GRANTEE: CHARLES C MOORE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E24 UOP= S6 E8 N6 W8$ E20 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2023 BY TW Total Acres: 8.50 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/18/2025 BY SYS