N1/2 OF LOTS 13 & 14 A C MILTON
COMM NW COR OF NE1/4, RUN S 39.7
THENCE RUN W 411.69 FT, S 486.78

MORIS ROBERTO/MORIS JANET
391 SW EQUESTRIAN WAY
LAKE CITY, FL 32024-5445

2026

32-5S-17-09475-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

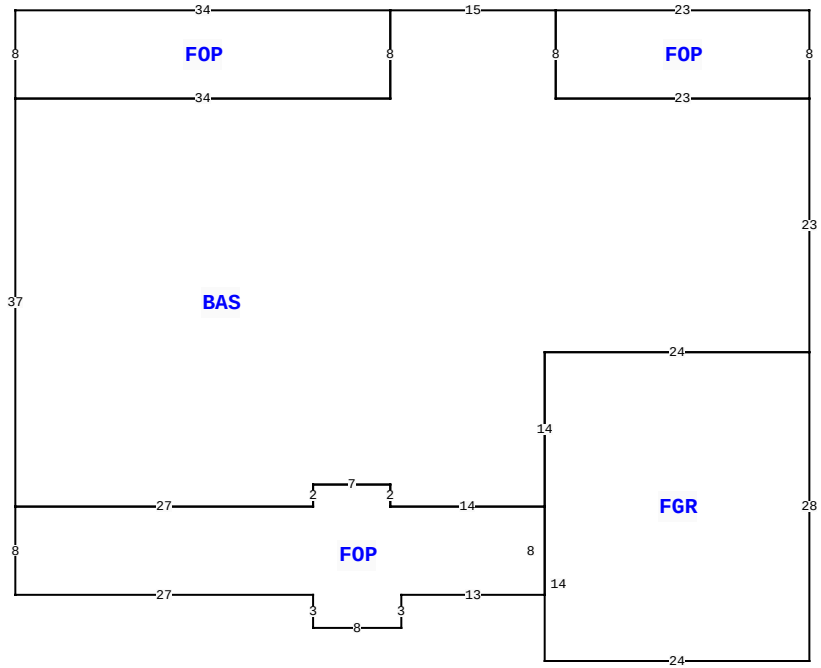
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,434	100		2,434	262,043
FGR	672	55		370	39,834
FOP	184	30		55	5,922
FOP	272	30		82	8,828
FOP	422	30		127	13,673
TOTALS	3,984			3,068	330,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,068	147.8862	165.63	508,153	1997	1997	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2021 Heated Area: 2434 HX Base Yr 2021



391 SW EQUESTRIAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		330,299
TOTAL MARKET OB/XF VALUE		47,800
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		473,289
SOH/AGL Deduction		190,144
ASSESSED VALUE		283,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,423
TOTAL JUST VALUE		473,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,641

BLDG:1:1: GRAT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048859	Roof Replacement	37,300	12/14/2023
000047241	Remodel	7,411	05/16/2023
15162	POOL	105	03/04/1999
12173	SFR	355	02/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/0299	3/30/2020	WD	Q	I	01	393,000
GRANTOR: STEVEN L & LUCINDA S						
GRANTEE: ROBERTO & JANET MOR						
1325/1152	10/31/2016	WD	Q	I	01	249,300
GRANTOR: MICHAEL W MANGES & VI						
GRANTEE: STEVEN L & LUCINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W34 S8 E34 N8$S8 W34 S37 FOP= S8 E27 S3 E8 N3 E13 N8 W14 N2 W7 S2 W27$ E27 N2 E7 S2 E14 FGR= S14 E24N28 W24 S14$ N14 E24 N23 FOP= N8 W23 S8 E23$ W23 N8$.

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	0280	POOL R/CON	0	100	0	0	560.00	UT	70.00	70.00	100	1999	1999	3	40	15,680	
2	0166	CONC,PAVMT	0	100	0	0	880.00	UT	1.50	1.50	100	1999	1999	3	100	1,320	
3	0020	BARN,FR	0	100	0	0	2,800.00	UT	11.00	11.00	100	1993	1993	3	100	30,800	

LAND DESCRIPTION

TOTAL OB/XF 47,800

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							

REVIEW DATE 02/20/2024 BY JS Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/20/2025 BY SYS