

LOT 11 FOREST PLANTATION UNIT 2.  
966-2459, DC 1314-846, WD 1322-1

MOORE DEBORAH S  
2156 TYRSON LAKE DR  
JACKSONVILLE, FL 32221

2026

34-3S-16-02461-211



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 70  |
| Exterior Wall            | 31 | VINYL SID 30   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |      |               |
|----------|------|---------------|
| Quality  | 06   | 06            |
| DOR CODE | 0100 | SINGLE FAMILY |

|                  |           |          |    |
|------------------|-----------|----------|----|
| MAP NUM          |           | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34316.060 | 1.00/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,440            | 100         |      | 2,440        | 239,611              |
| FGR       | 505              | 55          |      | 278          | 27,300               |
| FOP       | 54               | 30          |      | 16           | 1,571                |
| FSP       | 285              | 40          |      | 114          | 11,195               |
| TOTALS    | 3,284            |             |      | 2,848        | 279,678              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00     | UT | 1,200.00 |
| 2              | 0166       | CONC,PAVMT  | 0   | 0   | 0 | 0 | 1,924.00 | UT | 2.00     |
| 3              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,500.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0100                                                | 01  | 2,848     | 114.8364    | 128.62         | 366,310        | 2003 | 2003 | 0    | 0    | 23.65 | 76.35  |  |
| 1 SINGLE FAM 0% - 2024 Heated Area: 2440 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |
|                                                     |     |           |             |                |                |      |      |      |      |       |        |  |
| 4044 NW WISTERIA DR, LAKE CITY                      |     |           |             |                |                |      |      |      |      |       |        |  |

| TOTAL OB/XF 7,548 |         |           |          |           |            |                |            |                             |      |         |      |     |
|-------------------|---------|-----------|----------|-----------|------------|----------------|------------|-----------------------------|------|---------|------|-----|
| BLD DATE          | XF DATE | INC DATE  | LGL DATE | LAND DATE | AG DATE    | 04/03/2025     | MLU        |                             |      |         |      |     |
| UNIT TYPE         | D T     | DPHT FACT | % COND   | TOT ADJ   | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ |
| LT                |         | 1.00      | 1.00     | 1.00      | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 1 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 279,678   |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,548     |   |
| TOTAL LAND VALUE - MARKET |  | 35,000    |   |
| TOTAL MARKET VALUE        |  | 322,226   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 322,226   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 322,226   |   |
| TOTAL JUST VALUE          |  | 322,226   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 326,145   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 2533       | SFR         | 687 | 12/03/2002 |

| SALES DATA                    |            |           |     |     |        |            |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1322/1877                     | 9/21/2016  | WD        | Q   | I   | 01     | 202,500    |
| GRANTOR: JUDITH A BURLAGE     |            |           |     |     |        |            |
| GRANTEE: DEBORAH S MOORE      |            |           |     |     |        |            |
| 0966/2459                     | 11/01/2002 | WD        | Q   | V   |        | 26,800     |
| GRANTOR: JOHN RUSSELL NORTH F |            |           |     |     |        |            |
| GRANTEE: WALTER E & JUDITH A  |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 N8 W12 S54 FGR= S21 E12 S2 E11 N23 W23 \$ E23 S6 E12 FOP= S3 E11 N3 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E4 S4 E3 S3 E9 N3 E3 N30 FSP= N10 W31 D3 R3 S7 E28\$ W28 N7 L3 U3 W5 N16 \$. |  |  |  |  |  |  |  |  |  |  |  |  |