LOT 74 UNIT 18 THREE RIVERS ESTA
DESC IN ORB 818-2391, EX ADDITIO
FOR CO RD DESC ORB 818-2447. MOR

MOREAU PAUL/MOREAU KEDRA
1315 SW OGDEN LP
LAKE CITY, FL 32055

2026

00-00-00-01080-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	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

128 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,574
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	44,574
SOH/AGL Deduction	0
ASSESSED VALUE	44,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,574
TOTAL JUST VALUE	44,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,574

BLDG:1:1: RSER MH

XFOB:1:1: RSER M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/585	1/10/2025	WD	U	I	37	120,000
GRANTOR: HERITAGE DOUGLAS L						
GRANTEE: MOREAU PAUL						
1251/0557	3/13/2013	WD	U	I	37	25,000
GRANTOR: JIMMY D & CAROLYN GRA						
GRANTEE: DOUGLAS L & CONSTAN						

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
1	0210	GARAGE U	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	792	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	554	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	16	24	1.00	UT	10,000.00	10,000.00	100	2015	2015	3	100	10,000	
5	0261	PRCH, UOP	0	0	6	24	144.00	UT	12.00	12.00	100	2015	2015	3	100	1,728	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2016	2016	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 24,574

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/09/2025 BY TP — Total Acres: 0.94 — Total Land Value: 20,000 — Market: 0 — Agricultural: 0 — Common: 20,000 — PRINTED 04/08/2026 BY SYS