

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 24,574 TOTAL LAND VALUE - MARKET 26,000 TOTAL MARKET VALUE 50,574 SOH/AGL Deduction 0 ASSESSED VALUE 50,574 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,574 TOTAL JUST VALUE 50,574 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 44,574											
																				BLDG:1:1: RSER MH XFOB:1:1: RSER M H											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000055721      Additions      25,000      05/21/2026											
																				<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      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											
																				<b>BUILDING NOTES</b>											
																				<b>BUILDING DIMENSIONS</b>											
<b>TOTALS</b> 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										128 SW BOSTON TER, FORT WHITE BLD DATE XF DATE INC DATE										LGL DATE 04/14/2026 MLU LAND DATE AG DATE											
<b>EXTRA FEATURES</b>										128 SW BOSTON TER, FORT WHITE										<b>TOTAL OB/XF</b> 24,574											
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														
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															
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 24,574										<b>LAND DESCRIPTION</b>											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	26,000.00	26,000.00	26,000														
REVIEW DATE 04/09/2025 BY TP Total Acres: 0.94 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/18/2026 BY SYS																															