LOT 83 UNIT 18 THREE RIVERS ESTA
478-558, PROB 1159-2413, PR 1167

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

2026

00-00-00-01084-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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

212 SW BOSTON TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	37,300
SOH/AGL Deduction	0
ASSESSED VALUE	37,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,300
TOTAL JUST VALUE	37,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28256	TR/TRAILER	189	12/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1478	6/26/2025	WD	U	I	37	120,000
GRANTOR: HERITAGE DOUGLAS LEE						
GRANTEE: MOREAU PAUL						
1168/0884	2/27/2009	WD	Q	V	01	19,000
GRANTOR: ROBERT S WAYLAND						
GRANTEE: DOUGLAS & CONSTANCE						

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	0166	CONC,PAVMT	0	0	24	50	1,200.00	UT	2.25	2.25	100	2009	2009	3	100	2,700	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0000	C	VAC RES	0		A-1	300.00	0.00	1.00	LT		1.00	1.00	1.50	18,000.00	27,000.00	27,000							

REVIEW DATE 12/09/2025 BY TP Total Acres: 1.37 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 04/08/2026 BY SYS