S DIV: LOT 9 BLK A MELTONS S/D.
PB 1041-237, DC 1041-239, WD 104

MOORE NEKISHA
451 SW THERESA CT
LAKE CITY, FL 32025

2027

00-00-00-13934-000

BUILDING CHARACTERISTICS

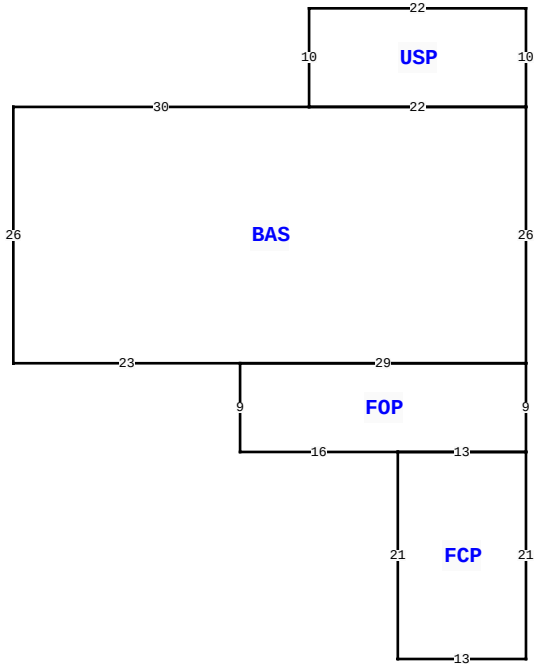
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	111,345
FCP	273	25		68	5,600
FOP	261	30		78	6,424
USP	220	35		77	6,342
TOTALS	2,106			1,575	129,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	108.9000	119.79	188,669	1960	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2021 Heated Area: 1352 HX Base Yr 2021



451 SW THERESA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	
3	0294	SHED WOOD/	0	100	8	6	48.00	UT	3.50	3.50	100	1993	1993	3	100	168	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,710
TOTAL MARKET OB/XF VALUE		2,048
TOTAL LAND VALUE - MARKET		10,965
TOTAL MARKET VALUE		142,723
SOH/AGL Deduction		12,696
ASSESSED VALUE		130,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,616
TOTAL JUST VALUE		142,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1183	5/24/2019	WD	Q	I	01	127,200
GRANTOR: MICHAEL PAPHIDES						
GRANTEE: NEKISHA MOORE						
1360/0865	5/02/2018	CT	U	I	18	65,000
GRANTOR: CLERK OF COURT						
GRANTEE: MICHAEL PAPHIDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 E23 FOP= S9 E16FCP= S21 E13 N21 W13$ E13 N9 W29$ E29 N26 USP= N10 W22 S10E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 2,048

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		*RSF-2	0.00	0.00	10,965.00	SF		1.00	1.00	1.00	1.00	1.00	10,965							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.25 Total Land Value: 10,965 Market: 0 Agricultural: 0 Common: 10,965 PRINTED 11/17/2026 BY SYS