S DIV: COMM SE COR LOT 9 BLOCK 7
#4 RUN S. 2.94 FT, E 29.12 FT, N
FT FOR POB, CONT N 50.98 FT TO S

MOMEX INVESTMENTS, LLC
798 SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-14086-000

BUILDING CHARACTERISTICS

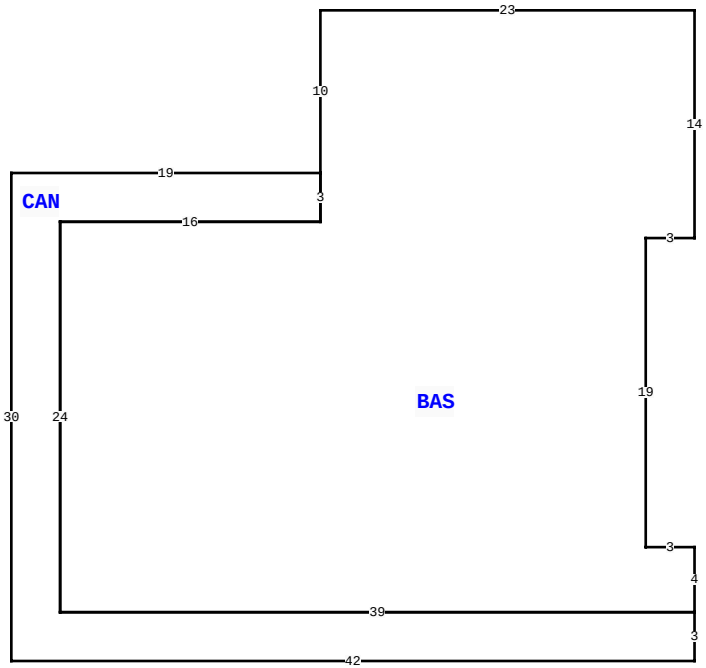
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100		1,178	51,589
CAN	255	30		76	3,328
TOTALS	1,433			1,254	54,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,254	98.6370	72.99	91,529	1957	1997	0	0	0	40.00	60.00

1 OFFICE LOW 0% - 2022 Heated Area: 1178 HX Base Yr



798 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	54,917
TOTAL MARKET OB/XF VALUE	3,898
TOTAL LAND VALUE - MARKET	74,869
TOTAL MARKET VALUE	133,684
SOH/AGL Deduction	0
ASSESSED VALUE	133,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,684
TOTAL JUST VALUE	133,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,684

LAND:1:1: CORNER INFL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1123	REMODEL	188	12/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1687	12/21/2021	WD	U	I	30	185,000
GRANTOR: MOSES MICHAEL C						
GRANTEE: MOMEX INVESTMENTS,						
1045/2702	5/11/2005	WD	Q	I	06	160,000
GRANTOR: MOSES & BREWER						
GRANTEE: MOSES & SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S10 CAN= W19 S30 E42 N3 W39 N24 E16 N3$ S3 W16 S24 E39 N4 W3 N19 E3 N14$.

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	0	0	358.00	UT	1.50	1.50	100	1993	1993	3	100	537	
2	0260	PAVEMENT-A	0	0	0	0	3,734.00	UT	0.90	0.90	100	1998	1998	3	100	3,361	

LAND DESCRIPTION

TOTAL OB/XF 3,898

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	1900	C	PROF BLDG	0		00	0.00	0.00	10,890.00	SF		1.00	1.00	1.25	5.50	6.88	74,869							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.25 Total Land Value: 74,869 Market: 0 Agricultural: 0 Common: 74,869 PRINTED 11/17/2026 BY SYS