

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

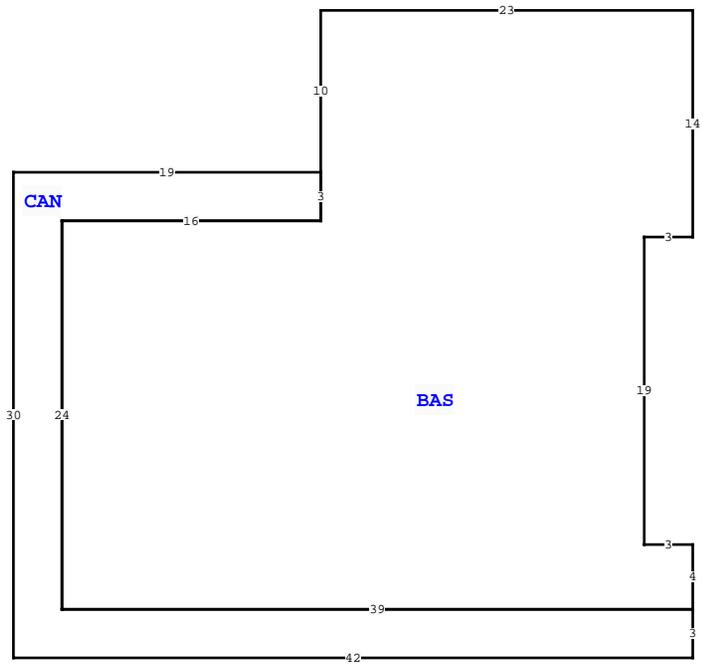
2026

00-00-00-14086-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,178	100	
CAN	255	30	
TOTALS	1,433		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 2022	74.96	94,000	1957	1997	0	0	40.00	60.00	

Heated Area: 1178 HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			56,400
TOTAL MARKET OB/XF VALUE			3,898
TOTAL LAND VALUE - MARKET			61,256
TOTAL MARKET VALUE			121,554
SOH/AGL Deduction			0
ASSESSED VALUE			121,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,554
TOTAL JUST VALUE			121,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,817
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						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	

TOTAL OB/XF												
798 SW MAIN BLVD, LAKE CITY												
3,898												

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

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	4.50	5.63	61,256							