

LOT 6 SUZANNE S/D UNIT 4.
ORB 471-265, 870-1572, WD 1307
-977, WD 1307-977

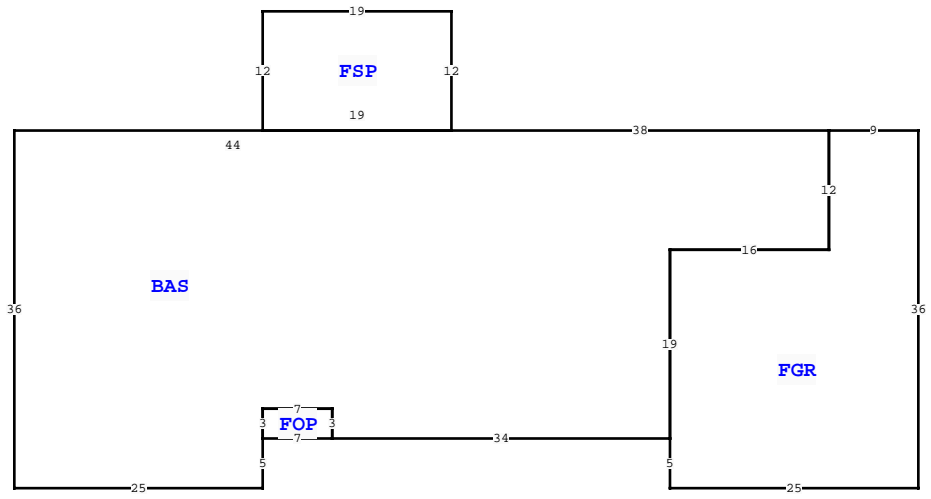
GUESS FORREST R/GUESS ERLINDA
191 SE MOSSY CT
LAKE CITY, FL 32025-1851

2026

03-4S-17-07570-102

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017								
Heated Area: 2342						HX Base Yr 2017					



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
NEIGHBORHOOD/LOC		3417.0200	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100		2,342	193,819
FGR	708	55		389	32,193
FOP	21	30		6	497
FSP	228	40		91	7,531
TOTALS	3,299			2,828	234,040

191 SE MOSSY CT, LAKE CITY

BLD DATE	LGL DATE
	04/21/2023
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,040	
TOTAL MARKET OB/XF VALUE		1,950	
TOTAL LAND VALUE - MARKET		23,125	
TOTAL MARKET VALUE		259,115	
SOH/AGL Deduction		109,124	
ASSESSED VALUE		149,991	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		98,580	
TOTAL JUST VALUE		259,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044172	Roof Replacement	15,236	04/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0977	1/05/2016	WD Q	Q	I	01	150,000
GRANTOR: STEVEN H & LEE ANN DA						
GRANTEE: FORREST R & ERLINDA						
0870/1572	12/08/1998	WD Q	Q	I		108,000
GRANTOR: MORGAN						
GRANTEE: DAY						

EXTRA FEATURES																	
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W38 FSP= N12 W19 S12 E19\$ W44 S36 E25 N5 FOP= E7 N3 W7 S3\$ N3 E7 S3 E34 FGR= S5 E25 N36 W9 S12 W16 S19\$ N19E16 N12\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							