LOT 9 SUZANNE S/D UNIT 4.

475-288, 767-1210, 784-110, 804-

DEL CASTILLO JAQUELENE
117 SE MOSSY CT
LAKE CITY, FL 32025-1851

**2027**

**03-4S-17-07570-105**

## BUILDING CHARACTERISTICS

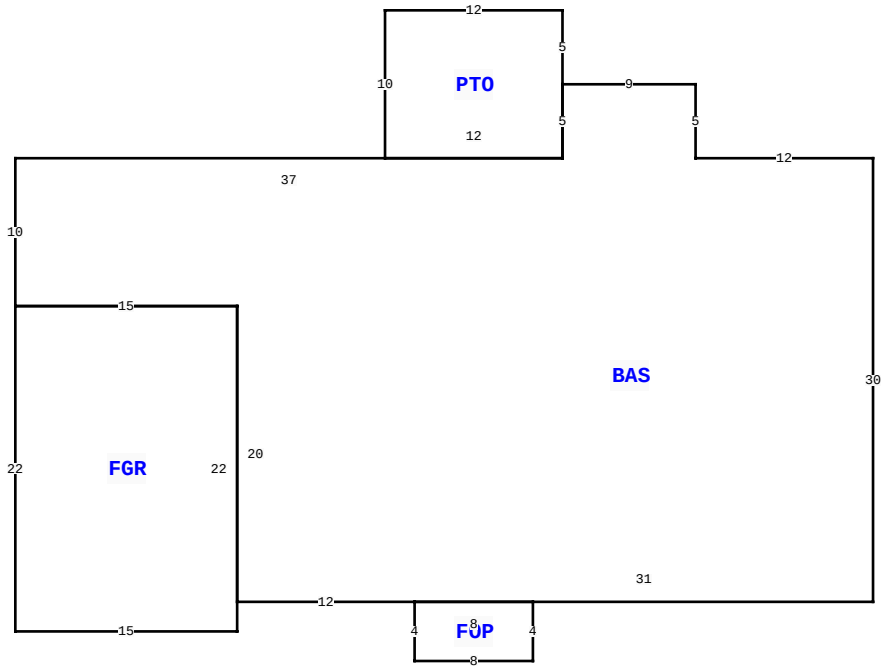
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 3417.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,485 | 100 | | 1,485 | 133,304 |
| FGR | 330 | 55 | | 182 | 16,338 |
| FOP | 32 | 30 | | 10 | 897 |
| PTO | 120 | 5 | | 6 | 539 |
| TOTALS | 1,967 | | | 1,683 | 151,078 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,683 | 124.4000 | 136.84 | 230,302 | 1993 | 1993 | 0 | 0 | 0 | 34.40 | 65.60 |

1 SINGLE FAM 100% - 2017 Heated Area: 1485 HX Base Yr 2017




117 SE MOSSY CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 150 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 21 | 21 | 441.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 2,205 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 151,078 |
| TOTAL MARKET OB/XF VALUE | | 3,055 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 172,633 |
| SOH/AGL Deduction | | 59,037 |
| ASSESSED VALUE | | 113,596 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 62,185 |
| TOTAL JUST VALUE | | 172,633 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 175,382 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053369 | Right-of-Way Acce | | 06/12/2025 |
| 37252 | MAINT/ALTR | 75 | 09/25/2018 |
| 6653 | SFR | 38,000 | 12/09/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/91 | 8/14/2025 | QC | U | I | 11 | 100 |
| GRANTOR: KENT LEVI M | | | | | | |
| GRANTEE: DEL CASTILLO JAQUEL | | | | | | |
| 1311/0940 | 3/11/2016 | WD | Q | I | 01 | 99,500 |
| GRANTOR: THERESE THOMAS | | | | | | |
| GRANTEE: LEVI M & JAQUELENE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N5 W9 PTO= N5 W12 S10 E12 N5$ S5 W37 S10 FGR= S22 E15 N22 W15$ E15 S20 E12 FOP= S4 E8 N4 W8$ E31 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 3,055

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 11/28/2018 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS