

S DIV: BEG NE COR OF LOT 1 BLOCK
 RUN N 105 FT, W 150 FT, S 105 FT
 POB & EX 454.27 SF TRIANGLE PIEC

MOUSSA JASON JACK
 184 N MARION AVE
 LAKE CITY, FL 32055

2026

05-4S-17-14249-000


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------|--------------|----------------------|-----|--------|------------|-------|-------|----------------|---|---------|-------------|-------------|----------------|-----------------|----------------|--|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|----|---|---|----|--------|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|----|---|---|----|--------|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 23,049 TOTAL MARKET VALUE 23,049 SOH/AGL Deduction 10,372 ASSESSED VALUE 12,677 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,677 TOTAL JUST VALUE 23,049 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,525 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1509/2289</td> <td>3/05/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>37,500</td> </tr> </tbody> </table> GRANTOR: GSMS DEVELOPER INC GRANTEE: MOUSSA JASON JACK <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1388/1163</td> <td>7/02/2019</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>15,000</td> </tr> </tbody> </table> GRANTOR: WILLIAM D MCDUFFIE & GRANTEE: GSMS DEVELOPERS INC | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1509/2289 | 3/05/2024 | WD | Q | V | 05 | 37,500 | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1388/1163 | 7/02/2019 | WD | Q | V | 01 | 15,000 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1509/2289 | 3/05/2024 | WD | Q | V | 05 | 37,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1388/1163 | 7/02/2019 | WD | Q | V | 01 | 15,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 1000 | C | VACANT COMME | 0 | | | 0.00 | 0.00 | 11,524.73 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 23,049 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.26 Total Land Value: 23,049 Market: 0 Agricultural: 0 Common: 23,049 PRINTED 06/22/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |