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
481 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2027

05-4S-17-14249-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,049
TOTAL MARKET VALUE	23,049
SOH/AGL Deduction	9,104
ASSESSED VALUE	13,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,945
TOTAL JUST VALUE	23,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
GRANTOR: GSMS DEVELOPER INC						
GRANTEE: MOUSSA JASON JACK						
1388/1163	7/02/2019	WD	Q	V	01	15,000
GRANTOR: WILLIAM D MCDUFFIE &						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/16/2026 BY SYS