(2026 ADVERSE POSSESSION CLAIMEN
THE S 4 AC OF N1/2 OF S1/2 OF NW
LIES E OF ACL RR.

MOBLEY CHARLES E/MOBLEY EMMA J
P O BOX 402, C/O BERNICE PRESLEY
LAKE CITY, FL 32056

**2026**

**06-4S-17-08043-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 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 | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 22,400 |
| TOTAL MARKET VALUE | 22,400 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 22,400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 22,400 |
| TOTAL JUST VALUE | 22,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 22,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1166/0007 | 1/26/2009 | QC | U | V | 11 | 100 |
| GRANTOR: CHARLES W MOBLEY | | | | | | |
| GRANTEE: CHARLES E MOBLEY & | | | | | | |
| 1033/0605 | 2/28/2005 | QC | Q | V | 01 | 100 |
| GRANTOR: CHARLES E & ERMA J MO | | | | | | |
| GRANTEE: CHARLES W MOBLEY | | | | | | |

## 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 | 0000 | C | VAC RES | 0 | | RSF/MH | 118.00 | 800.00 | 4.00 | AC | | 1.00 | 1.00 | 0.40 | 14,000.00 | 5,600.00 | 22,400 | | | | | | | |

REVIEW DATE 09/20/2016 BY DF Total Acres: 4.00 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 05/08/2026 BY SYS