W1/4 OF NW1/4 & BEG AT NE COR OF
RUN S 751.50 FT FOR POB, CONT S
W 198 FT, N 348.50 FT, E 198 FT

MOREAU PAUL/MOREAU KEDRA LEIGH
1315 NW OGDEN LOOP
LAKE CITY, FL 32055

2026

07-3S-16-02029-004

BUILDING CHARACTERISTICS

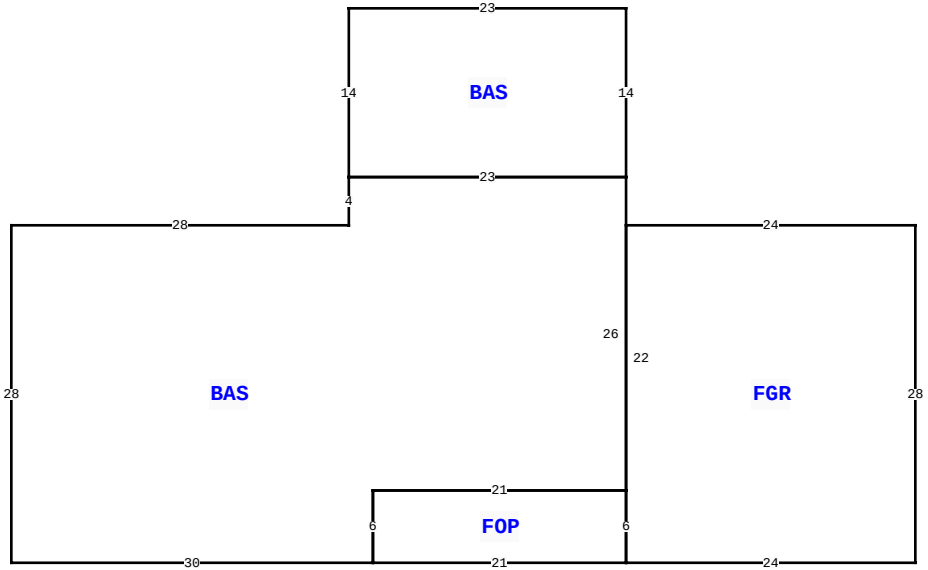
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	27,058
BAS	1,394	100		1,394	117,140
FGR	672	55		370	31,092
FOP	126	30		38	3,193
TOTALS	2,514			2,124	178,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	115.4300	129.28	274,591	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1716 HX Base Yr 2015



1315 NW OGDEN LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0210	GARAGE U	0	100	12	24	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,000	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,484
TOTAL MARKET OB/XF VALUE	13,270
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	229,051
SOH/AGL Deduction	88,932
ASSESSED VALUE	140,119
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	88,708
TOTAL JUST VALUE	446,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043949	Electrical Servic	0	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/1209	1/09/2015	WD	U	I	30	100
GRANTOR: KEDRA LEIGH MOREAU						
GRANTEE: KEDRA LEIGH MOREAU						
1269/2369	2/18/2014	WD	U	V	37	10,800
GRANTOR: KENNETH R & KATHIE H						
GRANTEE: PAUL F & KEDRA L MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W23 S14 E23$ BAS= W23 S4 W28 S28 E30 FOP= E21 N6 W21 S6$ N6 E21 FGR= S6 E24N28 W24 S22$ N26 $.

LAND DESCRIPTION

TOTAL OB/XF 13,270

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		A-1	0.00	0.00	2.86	AC		1.00	1.00	1.00	6,000.00	6,000.00	17,160							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	6,000.00	6,000.00	9,480							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.06	AC		1.00	1.00	1.00	280.00	280.00	10,657							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.06	AC		1.00	1.00	1.00	6,000.00	6,000.00	228,360							

REVIEW DATE 01/25/2023 BY KS Total Acres: 42.50 Total Land Value: 37,297 Market: 228,360 Agricultural: 10,657 Common: 26,640 PRINTED 06/22/2026 BY SYS