COMM SW COR OF SE1/4, RUN E 30.0
PIUTE DR, CONT E 430.10 FT FOR P
145 FT, N 260 FT, E 714.98 FT TO

MOSER THELMA JEAN
424 SE DEERWOOD GLN
LAKE CITY, FL 32025

2027

09-4S-17-08301-003

BUILDING CHARACTERISTICS

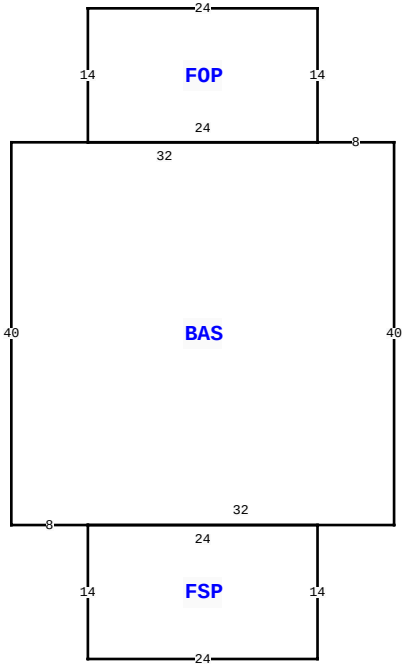
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	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	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	160,781
FOP	336	30		101	10,149
FSP	336	40		134	13,466
TOTALS	2,272			1,835	184,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,835	115.6400	127.20	233,412	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 0 Heated Area: 1600 HX Base Yr



424 SE DEERWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,395
TOTAL MARKET OB/XF VALUE	13,656
TOTAL LAND VALUE - MARKET	33,192
TOTAL MARKET VALUE	231,243
SOH/AGL Deduction	63,115
ASSESSED VALUE	168,128
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	61,717
TOTAL JUST VALUE	231,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052162	Roof Replacement	23,000	01/27/2025
20931	SFR	287	07/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1787	11/26/2025	LE	U	I	14	100
GRANTOR: MOSER THILMA JEAN (EN						
GRANTEE: MOSER DAVID ALLEN (						
1528/1990	12/02/2024	LE	U	I	14	100
GRANTOR: MOSER THELMA JEAN (EN						
GRANTEE: MOSER DAVID ALLEN (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N14 W24 S14 E24$ W32 S40 E8 FSP= S14 E24 N14 W24$ E32 N40$.

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	0040	BARN,POLE	0	100	14	56	1.00	UT	0.00	0.00	100	1993	1993	3	100	980	
2	0020	BARN,FR	0	100	40	48	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,500	
3	0040	BARN,POLE	0	100	24	48	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,440	
4	0060	CARPORT F	0	100	8	48	384.00	UT	5.00	5.00	50	1993	1993	3	50	960	
5	0252	LEAN-TO W/	0	100	12	48	576.00	UT	2.00	2.00	50	1993	1993	3	50	576	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,656

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	9.22	AC		1.00	1.00	0.40	9,000.00	3,600.00	33,192							

REVIEW DATE 03/04/2025 BY jerry Total Acres: 9.22 Total Land Value: 33,192 Market: 0 Agricultural: 0 Common: 33,192 PRINTED 11/17/2026 BY SYS