

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

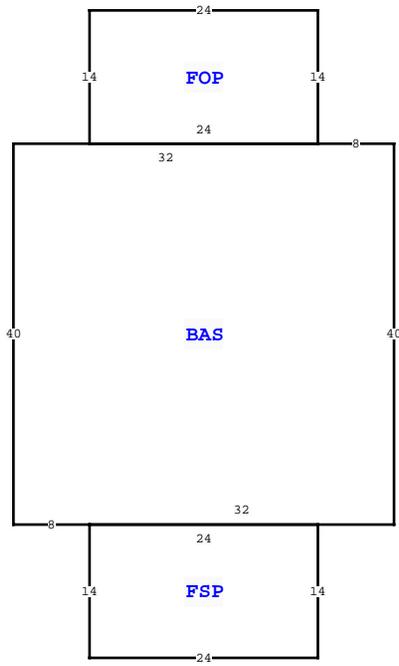
MOSER THELMA JEAN  
 424 SE DEERWOOD GLN  
 LAKE CITY, FL 32025

**2026**

09-4S-17-08301-003  


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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         |

| 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    | 129.52         | 237,669        | 2004 | 2004 | 0    | 0    | 21.00 | 79.00  |  |  |
| 1 SINGLE FAM 100% - 0 Heated Area: 1600 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



|                  |                    |             |      |              |                      |
|------------------|--------------------|-------------|------|--------------|----------------------|
| 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        | 163,713              |
| FOP              | 336                | 30          |      | 101          | 10,335               |
| FSP              | 336                | 40          |      | 134          | 13,711               |
| TOTALS           | 2,272              |             |      | 1,835        | 187,759              |

424 SE DEERWOOD GLN, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/09/2025 |
| INC DATE |  | AG DATE   | 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 |
| 1              | 0040       | BARN, POLE  | 0       | 100 | 14 | 56    | 1.00   | UT    | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 980             |       |
| 2              | 0020       | BARN, FR    | 0       | 100 | 40 | 48    | 1.00   | UT    | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 8,500           |       |
| 3              | 0040       | BARN, POLE  | 0       | 100 | 24 | 48    | 1.00   | UT    | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 1,440           |       |
| 4              | 0060       | CARPORT F   | 0       | 100 | 8  | 48    | 384.00 | UT    | 5.00           | 50        | 1993    | 1993        | 3 | 50     | 960             |       |
| 5              | 0252       | LEAN-TO W/  | 0       | 100 | 12 | 48    | 576.00 | UT    | 2.00           | 50        | 1993    | 1993        | 3 | 50     | 576             |       |
| 6              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 1,200           |       |

TOTAL OB/XF 13,656

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |             |  |             |
|---------------------------|-------------|--|-------------|
| VALUATION SUMMARY         |             |  | PAGE 1 of 1 |
| VALUATION BY              |             |  | STANDARD    |
| Tax Group: 2              | Tax Dist:   |  |             |
| BUILDING MARKET VALUE     |             |  | 187,759     |
| TOTAL MARKET OB/XF VALUE  |             |  | 13,656      |
| TOTAL LAND VALUE - MARKET |             |  | 33,192      |
| TOTAL MARKET VALUE        |             |  | 234,607     |
| SOH/AGL Deduction         |             |  | 71,376      |
| ASSESSED VALUE            |             |  | 163,231     |
| TOTAL EXEMPTION VALUE     | HX HB SX WX |  | 106,411     |
| BASE TAXABLE VALUE        |             |  | 56,820      |
| TOTAL JUST VALUE          |             |  | 234,607     |
| NCON VALUE                |             |  | 0           |
| INCOME VALUE              |             |  |             |
| PREVIOUS YEAR MKT VALUE   |             |  | 236,983     |

| 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\$. |