LOT 3 THE HIDEAWAY S/D.
WD 799-1382, CT 1200-27, SWD

MOSER JONATHAN ARTHUR/MOSER MONICA LEI
249 SE SECLUSION GLN
LAKE CITY, FL 32025

2027

10-4S-17-08305-003

BUILDING CHARACTERISTICS

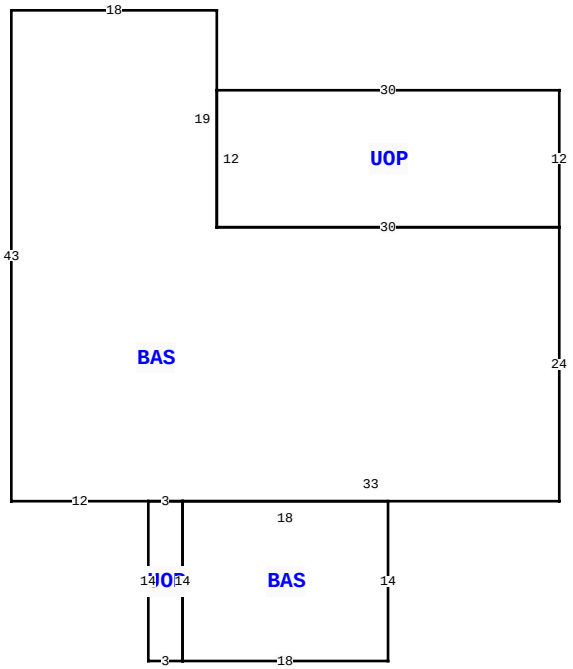
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	11,567
BAS	1,494	100		1,494	68,579
UOP	42	20		8	367
UOP	360	20		72	3,305
TOTALS	2,148			1,826	83,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	64.2000	70.62	128,952	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1746 HX Base Yr 2015



249 SE SECLUSION GLN, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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	83,819
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	43,380
TOTAL MARKET VALUE	129,399
SOH/AGL Deduction	76,365
ASSESSED VALUE	53,034
TOTAL EXEMPTION VALUE	HX HB 28,034
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	129,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041716	Solar Power Syste	39,000	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1902	6/03/2014	WD	Q	I	01	34,800
GRANTOR: VICTOR SEIJAS						
GRANTEE: JONATHAN A & MONICA						
1215/0954	5/19/2011	WD	U	I	18	33,500
GRANTOR: SECRETARY OF VERTERNS						
GRANTEE: VICTOR SEIJAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S43 E12 UOP= S14 E3 N14 W3$ E3 BAS= S14 E18 N14 W18$ E33 N24 UOP= N12 W30 S12 E30$ W30 N19 W18$.

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	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2004	2004	3	100	900	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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		00	0.00	0.00	4.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	43,380							

REVIEW DATE 04/11/2017 BY DF Total Acres: 4.82 Total Land Value: 43,380 Market: 0 Agricultural: 0 Common: 43,380 PRINTED 11/17/2026 BY SYS