COMM NE COR OF NW1/4 OF NE1/4, R
S 1137.83 FT TO POB, CONT S 568.
OF C/R, THENCE E ALONG R/W 385.4

OSBURN JEFF A/OSBURN TRACY J
743 NW MOORE FARMS RD
LAKE CITY, FL 32055

2027

12-3S-16-02095-005

BUILDING CHARACTERISTICS

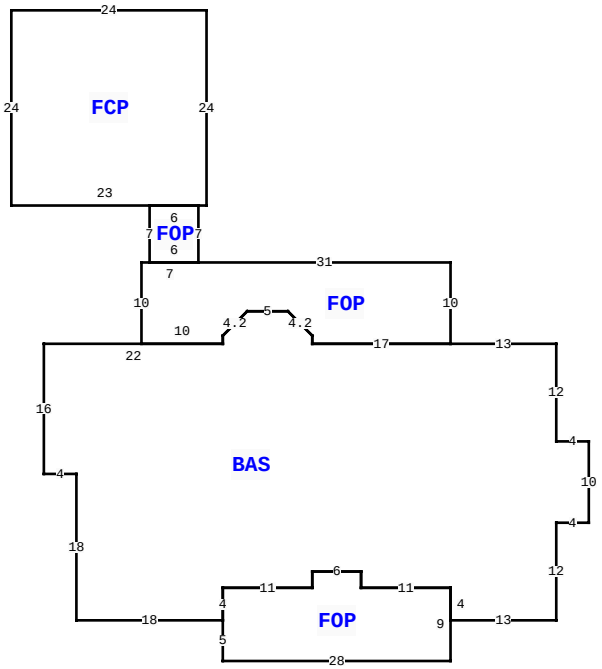
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100		2,021	203,232
FCP	576	25		144	14,481
FOP	42	30		13	1,307
FOP	264	30		79	7,944
FOP	345	30		104	10,458
TOTALS	3,248			2,361	237,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	114.2757	125.70	296,778	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2021 HX Base Yr 2006



743 NW MOORE FARMS RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,422
TOTAL MARKET OB/XF VALUE		25,456
TOTAL LAND VALUE - MARKET		50,300
TOTAL MARKET VALUE		313,178
SOH/AGL Deduction		88,241
ASSESSED VALUE		224,937
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,526
TOTAL JUST VALUE		313,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28659	STORAGE	253	06/15/2010
22458	SFR	581	11/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/1761	4/27/2004	WD	Q	V	06	100

GRANTOR: JULIA G OSBURN

GRANTEE: JEFF A & TRACY J OS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W31 FOP= N7 FCP= E1 N24 W24 S24 E23$ W6 S7 E6$ W7 S10 E10 N1 R3 U3 E5 D3 R3 S1 E17$ W17 N1 L3 U3 W5 D3 L3 S1 W22 S16 E4 S18 E18 FOP= S5 E28 N9 W11 N2 W6 S2 W11 S4$ N4 E11 N2 E6 S2 E11 S4 E13 N12 E4 N10 W4 N12$.

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	0030	BARN,MT	0	0	46	60	2,760.00	UT	9.00	9.00	100	2011	2011	3	100	24,840	
2	0166	CONC,PAVMT	0	100	8	26	208.00	UT	2.00	2.00	100	2011	2011	3	100	416	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 25,456

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	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300							

REVIEW DATE 05/09/2023 BY JB Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 11/16/2026 BY SYS