

BEG NE COR OF NE1/4 OF SE1/4,
 RUN W 529.66 FT, CONT NW
 111.17 FT, CONT NW 703.08 FT,

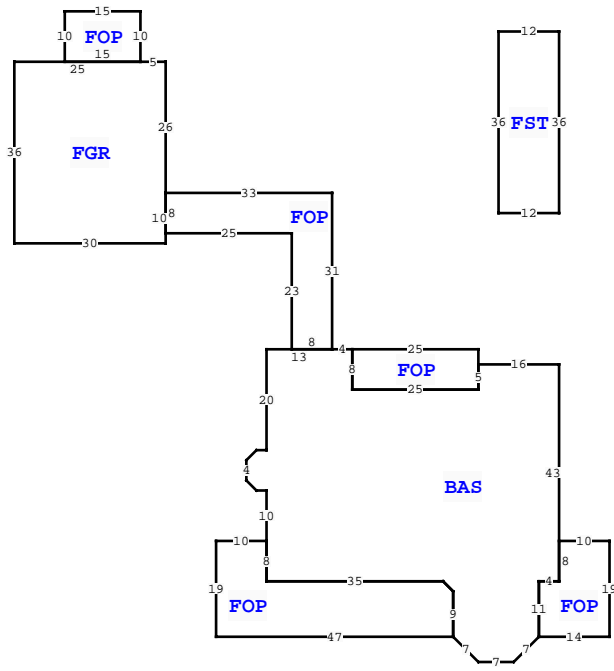
MOSES MICHAEL C/MOSES CATHY S
 439 SW MAIN BLVD
 LAKE CITY, FL 32025

2026

13-3S-15-00176-005


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	10	ABOVE AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	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		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architactual Units	05	CONV	100		
		0	100		
Quality	06	06			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	13315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,697	100		2,697	334,285
FGR	1,080	55		594	73,624
FOP	150	30		45	5,578
FOP	200	30		60	7,437
FOP	234	30		70	8,676
FOP	448	30		134	16,609
FOP	595	30		178	22,063
FST	432	55		238	29,499
TOTALS	5,836			4,016	497,771

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,016	130.2000	145.82	585,613	2010	2010	0	0	15.00	85.00
1 SINGLE FAM 100% - 2011 Heated Area: 2697 HX Base Yr 2011											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		497,771	
TOTAL MARKET OB/XF VALUE		52,130	
TOTAL LAND VALUE - MARKET		152,000	
TOTAL MARKET VALUE		562,941	
SOH/AGL Deduction		144,675	
ASSESSED VALUE		418,266	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		366,855	
TOTAL JUST VALUE		701,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		688,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28320	SFR	1,515	01/13/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/2249	12/11/2009	WD	Q	V	01	82,900

GRANTOR: JOHN & LAURA MCCALL
 GRANTEE: MICHAEL & CATHY MOS

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[ORIG=0,0] W16 S5 W25 N8 W4 W13 S20 W2 D2L2 S4 D2R2 E2 S10 S8 E35 D2R2 S9 D5R5 E7 U5R5 N11 E4 N43 \$ FGR=[ORIG=-78,-34] N26 W5 W25 S36 E30 N10 \$ FOP=[ORIG=-58,35] W10 S19 E47 N9 U2L2 W35 N8 \$ FOP=[ORIG=-45,-3] N31 W33 S8 E25 S23 E8 \$ FST=[ORIG=0,-30] N36 W12 S36 E12 \$ FOP=[ORIG=-4,54] E14 N19 W10 S8 W4 S11 \$ FOP=[ORIG=-16,0] N3 W25 S8 E25 N5 \$ FOP=[ORIG=-83,-60] N10 W15 S10 E15 \$	

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	0166	CONC, PAVMT	0	100	0	0	4,030.00	UT	2.25	2.25	100	2010	2010	3	100	9,068	
2	0260	PAVEMENT-A	0	100	10	315	13,150.00	UT	1.30	1.30	80	2010	2010	3	80	13,676	
3	0327	STABLES-SM	0	100	24	72	1,728.00	UT	7.00	7.00	100	2010	2010	3	100	12,096	
4	0060	CARPORT F	0	100	21	40	840.00	UT	3.50	3.50	100	2010	2010	3	100	2,940	
5	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	4,000	
6	0030	BARN, MT	0	0	18	25	450.00	UT	11.00	11.00	100	2016	2016	3	100	4,950	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	5,400	
TOTAL OB/XF 52,130																	

LAND DESCRIPTION																								
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	144,000							