COMM AT NW COR OF NW1/4 OF SE1/4
S 354.33 FT, FOR POB CONT S 252.
172.35 FT, N 252.78 FT, W 172.35

ANKOSKO CINDY
733 NW MOORE RD
LAKE CITY, FL 32055

2027

13-3S-16-02098-004

BUILDING CHARACTERISTICS

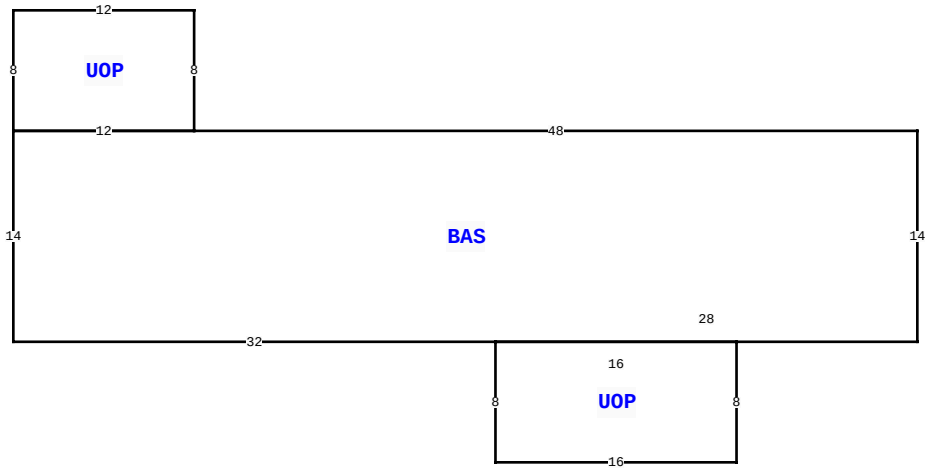
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	48,510
UOP	96	25		24	1,386
UOP	128	25		32	1,848
TOTALS	1,064			896	51,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	896	112.9000	105.00	94,080	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 840 HX Base Yr



735 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
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	51,744
TOTAL MARKET OB/XF VALUE	7,750
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	68,494
SOH/AGL Deduction	3,748
ASSESSED VALUE	64,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,746
TOTAL JUST VALUE	68,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/2493	10/05/2020	QC	U	I	11	100
GRANTOR: JEFFERY ANKOSKO						
GRANTEE: CINDY ANKOSKO						
1120/1563	5/25/2007	WD	Q	I	06	100
GRANTOR: LAWRENCE & CINDY ANKO						
GRANTEE: JEFFERY ANKOSKO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= N8 W12 S8 E12$ W12 S14 E32 UOP= S8 E16 N8 W16$ E28 N14$.

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	0	10	10	100.00	UT	7.50	7.50	100	2004	2004	3	100	750	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 05/10/2023 BY JB Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/16/2026 BY SYS