COMM AT NW COR OF NW1/4 OF SE1/4
S 483.47 FT, N 73 DG E 105.88 FT
CONT N 73 DG E 185.54 FT, S 18 D

COLON MARION V/COLON ANGEL
643 NW MOORE RD
LAKE CITY, FL 32055

**2026**

**13-3S-16-02098-013**

## BUILDING CHARACTERISTICS

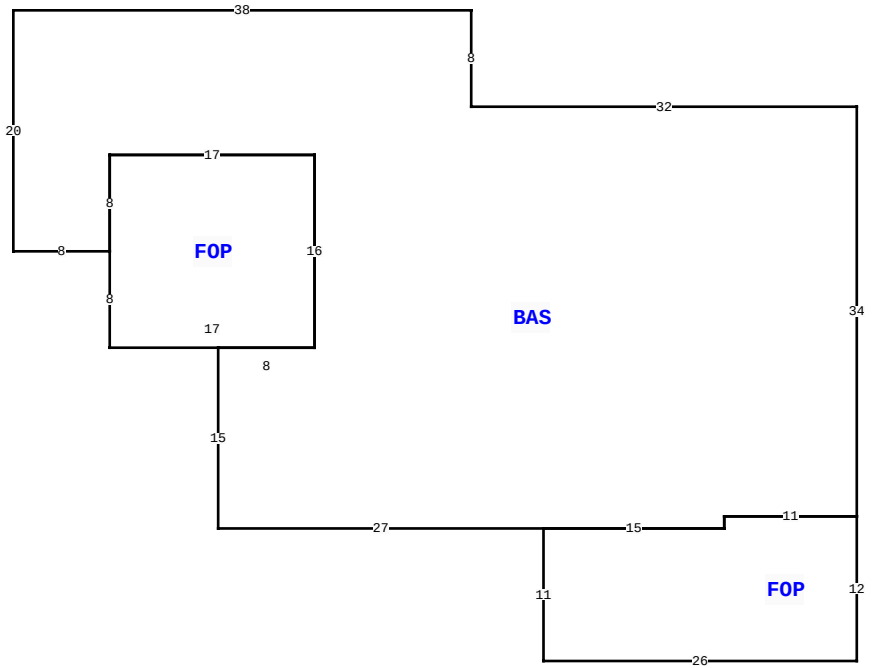
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 2,152 | 100 | | 2,152 | 139,978 |
| FOP | 272 | 30 | | 82 | 5,334 |
| FOP | 297 | 30 | | 89 | 5,789 |
| TOTALS | 2,721 | | | 2,323 | 151,101 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,323 | 89.3475 | 100.07 | 232,463 | 1900 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 2152 HX Base Yr 2004




643 NW MOORE RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | | 151,101 |
| TOTAL MARKET OB/XF VALUE | | 4,026 |
| TOTAL LAND VALUE - MARKET | | 37,650 |
| TOTAL MARKET VALUE | | 192,777 |
| SOH/AGL Deduction | | 75,936 |
| ASSESSED VALUE | | 116,841 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 65,430 |
| TOTAL JUST VALUE | | 192,777 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 192,777 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053442 | Roof Replacement | 30,000 | 06/24/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0994/0951 | 9/09/2003 | WD | Q | I | | 79,900 |

GRANTOR: JIM R MARTIN & GLENN

GRANTEE: MARION V COLON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 N8 W38 S20 E8 FOP= S8 E17 N16 W17 S8$ N8 E17 S16 W8 S15 E27 FOP= S11 E26 N12 W11 S1 W15$ E15 N1 E11 N34$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 22 | 24 | 528.00 | UT | 4.50 | 4.50 | 100 | 2009 | 2009 | 3 | 100 | 2,376 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,026

| 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 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 22,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,150 | | | | | | | |

REVIEW DATE 05/10/2023 BY JB Total Acres: 2.51 Total Land Value: 37,650 Market: 0 Agricultural: 0 Common: 37,650 PRINTED 06/23/2026 BY SYS