

COMM NW COR OF SW1/4 OF SW1/4,  
 RUN E 1342.92 FT FOR POB, RUN  
 N 75.41 FT TO S R/W MOORE RD,

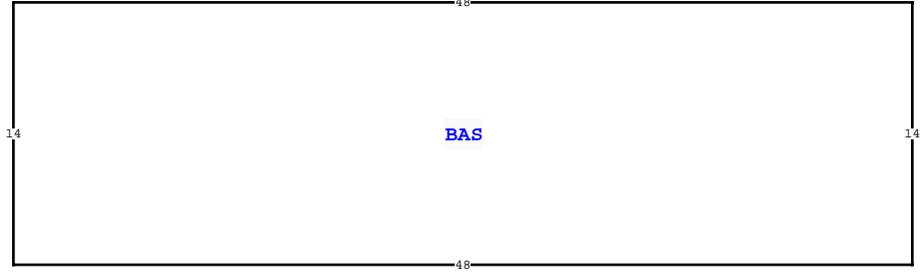
FRALICK CHRISTOPHER  
 1044 NW MOORE RD  
 LAKE CITY, FL 32055

**2026**

13-3S-16-02112-004  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	672	101.9000	97.82	65,735	1996	1996	0	0	45.00	55.00
1 MANUF 1 100% - 2012 Heated Area: 672 HX Base Yr 2012											



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	13316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	36,154
TOTALS	672			672	36,154

1044 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	1,600	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,600

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	0200	C	MBL HM	100		A-1	190.00	618.00	2.70	AC		1.00	1.00	0.80	12,000.00	9,600.00	25,920							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		36,154	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		25,920	
TOTAL MARKET VALUE		70,674	
SOH/AGL Deduction		29,761	
ASSESSED VALUE		40,913	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		15,913	
TOTAL JUST VALUE		70,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,064	
PRMT:1:1: STEVEN PUTTERE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10841	M H	125	03/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/2681	6/23/2011	WD Q	I	01		37,500
GRANTOR: WILLIAM JOHN & CAROL						
GRANTEE: CHRISTOPHER FRALICK						
1216/2679	6/23/2011	WD U	I	11		0
GRANTOR: DICKS						
GRANTEE: ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S14 E48 N14\$.