(AKA LOT 1 BLK F CHADWORTH S/D U
BEG NE COR OF NW1/4 OF SE1/4, RU
310 FT, N 150 FT, E 310 FT TO PO

JACKSON VALENTINE ALLEN
1728 NW MOORE RD
LAKE CITY, FL 32055

2026

14-3S-16-02123-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

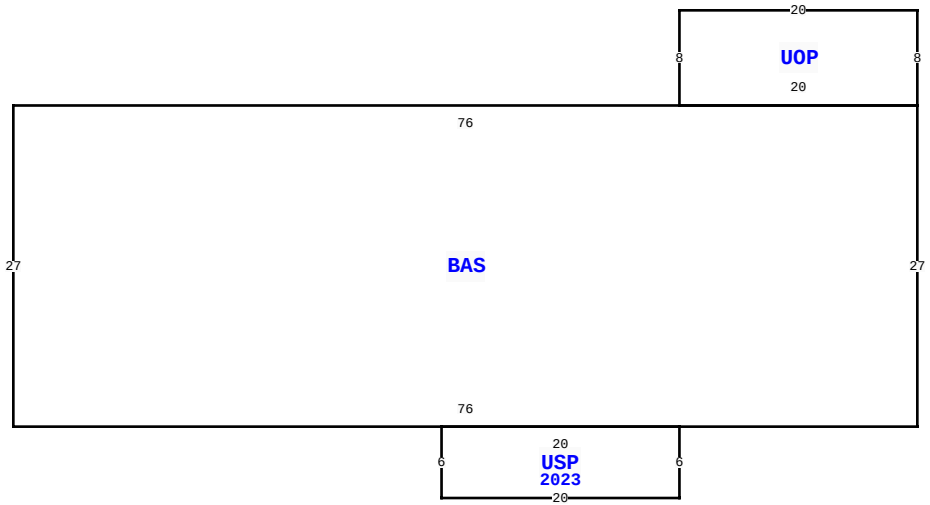
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	125,568
UOP	160	25		40	2,448
USP	120	35	2023	42	2,570
TOTALS	2,332			2,134	130,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,134	115.9000	111.26	237,429	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2052 HX Base Yr 2004



1728 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,586
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		16,200
TOTAL MARKET VALUE		158,786
SOH/AGL Deduction		96,532
ASSESSED VALUE		62,254
TOTAL EXEMPTION VALUE	HX HB	37,254
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		158,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/1469	8/20/2003	WD	Q	I	01	3,000
GRANTOR: RENTZ GALLOWAY & VERL						
GRANTEE: VALENTINE ALLEN JAC						
0705/0056	12/16/1989	WD	U	I		10,000
GRANTOR: ALLEN TUTEN						
GRANTEE: RENTZ GALLOWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
UOP=[ORIG=0,0] N8 W20 S8 E20 $
USP=[YR=2023;ORIG=-40,27] E20 S6 W20 N6 $
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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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	100		RSF/MH	150.00	310.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.07 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 05/08/2026 BY SYS