W1/2 LOT 84 HI-DRI ACRES UNIT 2.
573-660-661, 770-1636, 792-2440,

MOSELEY HARRY
P O BOX 1321
LAKE CITY, FL 32056

**2026**

**15-5S-16-03626-152**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

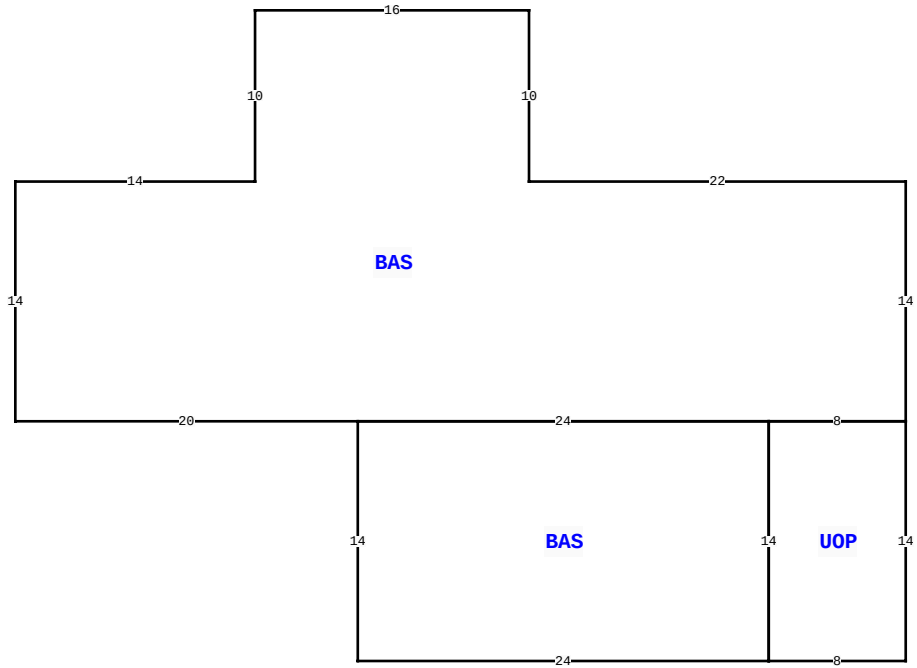
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 02 | WINDOW 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 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15516.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 336 | 100 | | 336 | 6,568 |
| BAS | 888 | 100 | | 888 | 17,359 |
| UOP | 112 | 25 | | 28 | 547 |
| TOTALS | 1,336 | | | 1,252 | 24,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,252 | 81.4500 | 48.87 | 61,185 | 1981 | 1981 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1224 HX Base Yr




632 SW GULL DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,474 |
| TOTAL MARKET OB/XF VALUE | 9,500 |
| TOTAL LAND VALUE - MARKET | 14,700 |
| TOTAL MARKET VALUE | 48,674 |
| SOH/AGL Deduction | 10,079 |
| ASSESSED VALUE | 38,595 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 38,595 |
| TOTAL JUST VALUE | 48,674 |
| NCON VALUE | 2,500 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 46,174 |

BLDG:1:1: WEST MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1001/2482 | 9/16/2003 | WD | Q | I | 03 | 15,000 |
| GRANTOR: NINA PARKER | | | | | | |
| GRANTEE: HARRY MOSELEY | | | | | | |
| 0994/1681 | 7/31/2003 | WD | Q | I | 03 | 18,900 |
| GRANTOR: STEVE & JANET HAYES | | | | | | |
| GRANTEE: NINA PARKER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N14 W22 N10 W16 S10 W14 S14 E20 BAS= S14 E24 N14 W24$ E24 UOP= S14 E8 N14 W8$ E8 $.

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2026 | 2025 | | 100 | 2,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,500

| 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 | 0102 | C | SFR/MH | 0 | | | 0.00 | 0.00 | 1.05 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 14,700 | | | | | | | |

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.05 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 03/26/2026 BY SYS