COMM SW COR OF N1/2 OF N1/2 OF S
222.24 FT FOR POB, RUN N 451.76
152.45 FT, CONT SE 38 DG E, 136.

HALL MICHAEL A/PEARCE LOIS R
573 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2027

17-4S-17-08425-000

BUILDING CHARACTERISTICS

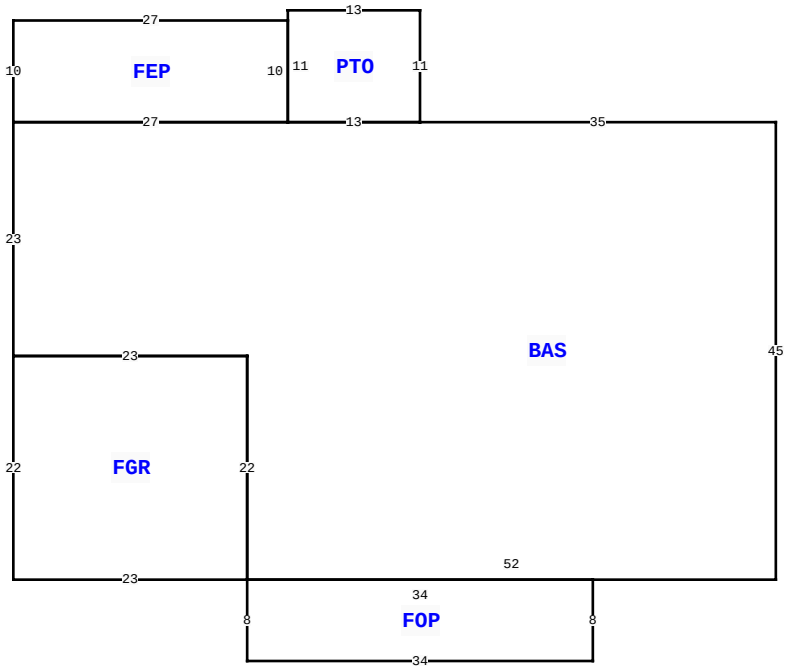
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	00	N/A 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		17417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,869	100		2,869	321,853
FEP	270	80		216	24,232
FGR	506	55		278	31,187
FOP	272	30		82	9,199
PTO	143	5		7	785
TOTALS	4,060			3,452	387,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,452	119.9793	131.98	455,595	1997	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2025 Heated Area: 2869 HX Base Yr 2025



573 SW MOONSHADOW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	387,256
TOTAL MARKET OB/XF VALUE	14,500
TOTAL LAND VALUE - MARKET	15,960
TOTAL MARKET VALUE	417,716
SOH/AGL Deduction	0
ASSESSED VALUE	417,716
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	366,305
TOTAL JUST VALUE	417,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055575	Storage Building	44,568	05/14/2026
000048788	Roof Replacement	61,558	12/05/2023
12441	SFR	400	04/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1558	9/01/2026	WD	U	I	11	100
GRANTOR: HALL MICHAEL A						
GRANTEE: HALL MICHAEL A						
1555/429	12/01/2025	WD	U	I	11	100
GRANTOR: HALL MICHAEL A						
GRANTEE: HALL MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W35 W13 W27 S23 E23 S22 E52 N45 $
FGR=[ORIG=-75,23] S22 E23 N22 W23 $
FOP=[ORIG=-52,45] S8 E34 N8 W34 $
FEP=[ORIG=-48,0] N10 W27 S10 E27 $
PTO=[ORIG=-35,0] N11 W13 S11 E13 $
.

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	100	16	28	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	12	15	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0210	GARAGE U	0	100	48	24	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,500

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	0100	C	SFR	100		00	0.00	0.00	2.28	AC		1.00	1.00	1.00	7,000.00	7,000.00	15,960							

REVIEW DATE 07/13/2026 BY Nick Total Acres: 2.28 Total Land Value: 15,960 Market: 0 Agricultural: 0 Common: 15,960 PRINTED 11/16/2026 BY SYS