COMM AT NW COR OF SEC, RUN S 434
CONT S 378.55 FT, E 914.71 FT TO
HWY 41, NW ALONG R/W 419.85 FT,

MOSELEY HARRY SR
114 SW HIGH ST
LAKE CITY, FL 32025

2027

17-4S-17-08429-000

BUILDING CHARACTERISTICS

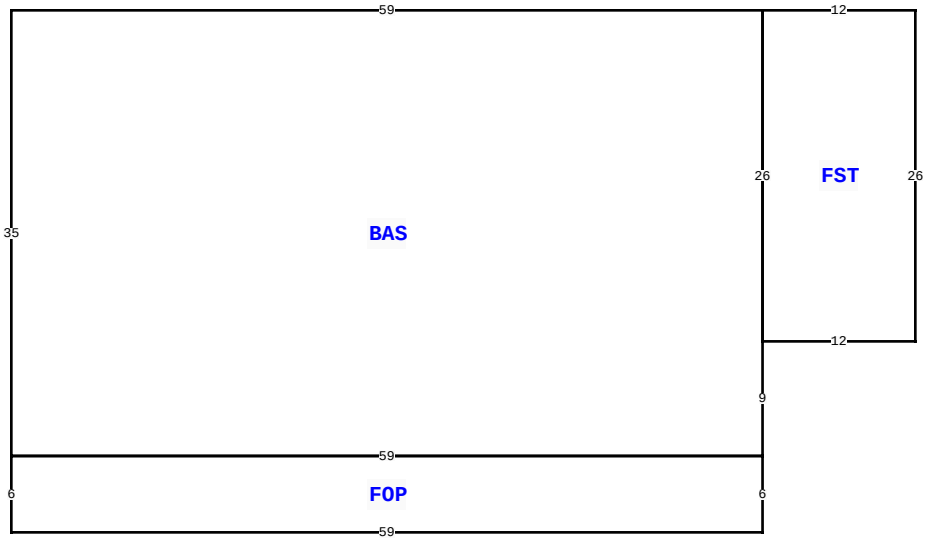
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,065	100		2,065	54,305
FOP	354	30		106	2,788
FST	312	55		172	4,523
TOTALS	2,731			2,343	61,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,343	79.6874	87.66	205,387	1940	1940	0	0	35	35.00	30.00

1 SINGLE FAM 0% - 2026 Heated Area: 2065 HX Base Yr



3012 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	0	60	42	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0210	GARAGE U	0	0	18	20	360.00	UT	11.00	11.00	100	2013	2013	3	100	3,960	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	61,616
TOTAL MARKET OB/XF VALUE	5,710
TOTAL LAND VALUE - MARKET	74,100
TOTAL MARKET VALUE	141,426
SOH/AGL Deduction	0
ASSESSED VALUE	141,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,426
TOTAL JUST VALUE	141,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31400	MAINT/ALTR	60	08/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2739	1/03/2025	WD	Q	I	01	160,000
GRANTOR: KEATON DOUGLAS W						
GRANTEE: MOSELEY HARRY SR						
1528/807	11/05/2024	LE	U	I	14	100
GRANTOR: KEATON DOUGLAS W (ENH						
GRANTEE: KEATON JAMES C (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S35 FOP= S6 E59 N6W59$ E59 N9 FST= E12 N26 W12S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,710

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	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.60	28,500.00	17,100.00	68,400							
2	9600	C	WASTELAND	0		00	0.00	0.00	2.00	AC		1.00	1.00	0.10	28,500.00	2,850.00	5,700							

REVIEW DATE 05/03/2017 BY BC Total Acres: 6.00 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 11/17/2026 BY SYS