

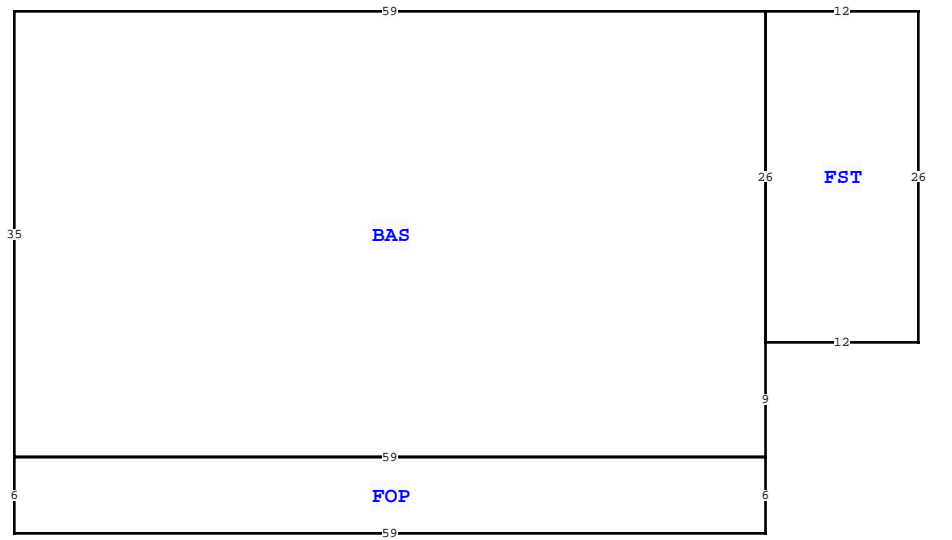
COMM AT NW COR OF SEC, RUN S 434
 CONT S 378.55 FT, E 914.71 FT TO
 HWY 41, NW ALONG R/W 419.85 FT,

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

2026

17-4S-17-08429-000


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	04	SINGLE SID	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	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	55,290
FOP	354	30		106	2,838
FST	312	55		172	4,605
TOTALS	2,731			2,343	62,734

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	89.25	209,113	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			05/14/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		62,734	
TOTAL MARKET OB/XF VALUE		5,710	
TOTAL LAND VALUE - MARKET		74,100	
TOTAL MARKET VALUE		142,544	
SOH/AGL Deduction		0	
ASSESSED VALUE		142,544	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		142,544	
TOTAL JUST VALUE		142,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,730	

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\$.	

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	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	
TOTAL OB/XF 5,710																	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							