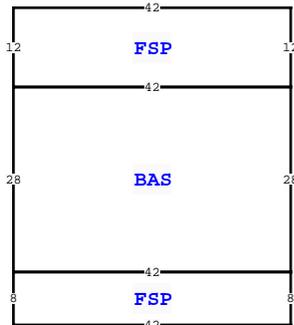
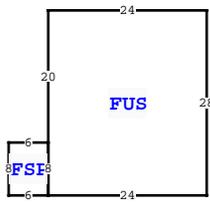




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	07 GAMBREL 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,203	109.9980	123.20	271,410	1988	1988		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr													



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	19618.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	94,174
FSP	48	40		19	1,522
FSP	336	40		134	10,731
FSP	504	40		202	16,176
FUS	672	100		672	53,814
TOTALS	2,736			2,203	176,416

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		176,416	
TOTAL MARKET OB/XF VALUE		40,145	
TOTAL LAND VALUE - MARKET		146,700	
TOTAL MARKET VALUE		229,525	
SOH/AGL Deduction		69,014	
ASSESSED VALUE		160,511	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		109,100	
TOTAL JUST VALUE		363,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050759	Roof Replacement	31,000	09/06/2024
000041149	Remodel	10,000	11/12/2021
041149	REMODEL		01/13/2021
27852	POOL	255	06/04/2009
27043	MAINT/ALTR	30	05/27/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1153	3/17/2025	LE U		I	14	100
GRANTOR: MOSER JOHN MARK AKA J						
GRANTEE: MOSER JACOB G (RMDR)						
606/7	10/24/1986	WD U		I	11	71
GRANTOR: FAITH PAULA						
GRANTEE: MOSER J MARK						

EXTRA FEATURES																
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	0021	BARN, FR AE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	4,080
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	720
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2005	2005	3	100	1,200
4	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	200
5	0280	POOL R/CON	0	100	18	36		648.00	UT 70.00	70.00	100	2011	2011	3	68	30,845
6	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2015	2015	3	100	100
7	0040	BARN, POLE	0	100	30	40		1,200.00	UT 2.50	2.50	100	2015	2015	3	100	3,000

266 SE TORTOISE CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	03/31/2022
														INC DATE		AG DATE	MLU
														TOTAL OB/XF 40,145			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=-42,12] S28 E42 N28 W42 \$													
FUS=[ORIG=0,-50] W24 S20 S8 E24 N28 \$													
FSP=[ORIG=0,0] W42 S12 E42 N12 \$													
FSP=[ORIG=-42,40] S8 E42 N8 W42 \$													
FSP=[ORIG=-24,-30] W6 S8 E6 N8 \$.													

LAND DESCRIPTION														TOTAL OB/XF 40,145										
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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	28.34	AC		1.00	1.00	1.00	281.00	281.00	7,964							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	28.34	AC		1.00	1.00	1.00	5,000.00	5,000.00	141,700							