BEG AT SE COR OF SEC, RUN N 1912 FT, S 655.10 FT W 391.32 FT, S 1 804.17 FT TO POB.

MOSER J MARK/MOSER PAULA F
266 SE TORTOISE CT
LAKE CITY, FL 32025

2027

19-6S-18-10621-004

BUILDING CHARACTERISTICS

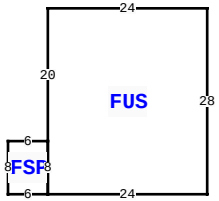
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

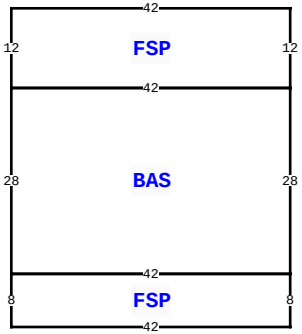
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	92,492
FSP	48	40		19	1,494
FSP	336	40		134	10,539
FSP	504	40		202	15,887
FUS	672	100		672	52,853
TOTALS	2,736			2,203	173,266

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	121.00	266,563	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr





266 SE TORTOISE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,266
TOTAL MARKET OB/XF VALUE		40,145
TOTAL LAND VALUE - MARKET		205,380
TOTAL MARKET VALUE		228,375
SOH/AGL Deduction		63,288
ASSESSED VALUE		165,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,676
TOTAL JUST VALUE		418,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,941

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						

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 $.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 40,145

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
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	7,000.00	7,000.00	198,380							

REVIEW DATE 11/19/2024 BY JS Total Acres: 29.34 Total Land Value: 14,964 Market: 198,380 Agricultural: 7,964 Common: 7,000 PRINTED 11/17/2026 BY SYS