W1/2 OF W1/2 OF NW1/4 OF SW1/4 L
& W1/2 OF W1/2 OF SW1/4 OF SW1/4

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

2027

20-6S-18-10640-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,870
TOTAL MARKET VALUE	6,421
SOH/AGL Deduction	0
ASSESSED VALUE	6,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,421
TOTAL JUST VALUE	129,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1422/0379	10/15/2020	WD	Q	V	05	90,000
GRANTOR: SHEILA & BRIAN E BLAC						
GRANTEE: JOHN MARK & PAULA F						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0					14.43	AC		1.00	1.00	1.00	445.00	445.00	6,421							
2	9910	M	MKT.VAL.AG	0					14.43	AC		1.00	1.00	1.00	9,000.00	9,000.00	129,870							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 14.43 Total Land Value: 6,421 Market: 129,870 Agricultural: 6,421 Common: 0 PRINTED 11/17/2026 BY SYS