A PART OF LOTS 9, 10 & 16 & ALL
BLK 2, MASON CITY MORE PARTIC DE
COMM N LINE OF SEC & E R/W US-41

MOSIER DENNIS EDWARD
10891 S US HIGHWAY 441
LAKE CITY, FL 32025-3628

2027

22-5S-17-09330-001

BUILDING CHARACTERISTICS

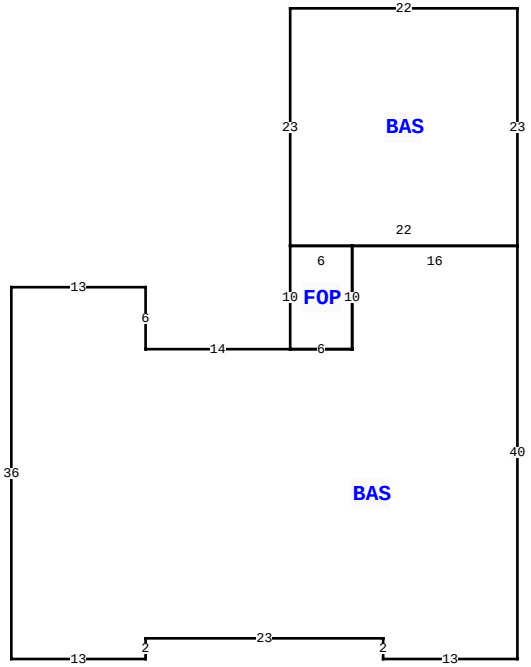
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100		506	36,814
BAS	1,662	100		1,662	120,918
FOP	60	30		18	1,310
TOTALS	2,228			2,186	159,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	101.7530	111.93	244,679	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2168 HX Base Yr 2014



10891 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1955	1955	3	100	1,200	
2	0010	BARN,BLK	0	100	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0020	BARN,FR	0	100	35	50	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,041
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		25,760
TOTAL MARKET VALUE		191,301
SOH/AGL Deduction		79,346
ASSESSED VALUE		111,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,544
TOTAL JUST VALUE		191,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046114	Roof Replacement	16,170	12/15/2022
22612	GARAGE	157	12/16/2004
20371	SFR	259	01/30/2003
13087	M H	125	09/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0743	10/18/2013	WD	U	I	12	82,500
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: DENNIS EDWARD MOSIE						
1260/0907	8/13/2013	QC	U	I	11	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N6 W13 S36 E13 N2 E23 S2 E13 N40 BAS= N23 W22 S23 E22$ W16 FOP= W6 S10 E6 N10 $ S10 W6 $.

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	1.61	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,760							

REVIEW DATE 01/27/2023 BY JS Total Acres: 1.61 Total Land Value: 25,760 Market: 0 Agricultural: 0 Common: 25,760 PRINTED 11/17/2026 BY SYS