

BEG 408 FT N OF SW COR OF SW1/4
625 FT, E TO W/R/W US-41, RUN S
POB. ALSO THE E 3 AC OF THE S 33

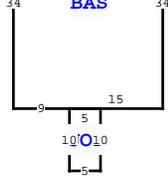
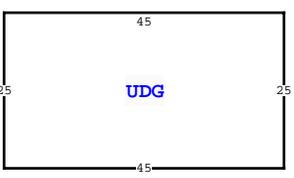
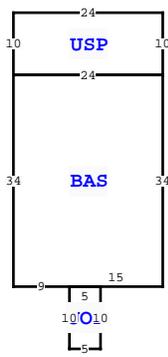
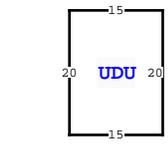
MOSELEY INGE REYELTS
17102 S US HWY 441
LAKE CITY, FL 32024

2026

22-6S-17-09745-000

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	01	MINIMUM	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	01	NONE	100		
Heating Type	01	NONE	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	01	01			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	22617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	30,668
UDG	1,125	55		619	23,264
UDU	300	55		165	6,201
UOP	50	20		10	376
USP	240	35		84	3,157
TOTALS	2,531			1,694	63,666

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,694	50.7150	57.82	97,947	1940	1940	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 816 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			413,660
TOTAL MARKET OB/XF VALUE			86,890
TOTAL LAND VALUE - MARKET			835,800
TOTAL MARKET VALUE			553,125
SOH/AGL Deduction			112,415
ASSESSED VALUE			440,710
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			389,299
TOTAL JUST VALUE			1,336,350
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,250,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34197	PUMP/UTPOL	50	06/29/2016
12851	POOL	115	08/05/1997
4859	SFR	65,000	04/17/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2235	8/14/2021	WD U	U	I	30	100
GRANTOR: MOSELEY J WAYNE						
GRANTEE: MOSELEY J WAYNE						
1236/0527	5/23/2012	WD U	U	I	30	100
GRANTOR: CYNTHIA S GRAVES & ET						
GRANTEE: JAMES WAYNE MOSELEY						

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	0170	FPLC 2STRY	0	100	0	1.00	UT	2,750.00	2,750.00	100	1995	1995	3	100	2,750	
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	2,069.00	UT	1.50	1.50	100	1997	1997	3	100	3,104	
4	0040	BARN,POLE	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
5	0040	BARN,POLE	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
6	0119	MASONRY WA	0	0	0	940.00	UT	5.00	5.00	100	2005	2005	3	100	4,700	
7	0040	BARN,POLE	0	100	48	7,200.00	UT	2.50	2.50	100	2013	2013	3	100	18,000	
8	0040	BARN,POLE	0	100	56	8,400.00	UT	2.50	2.50	100	2013	2013	3	100	21,000	
9	0040	BARN,POLE	0	100	56	8,400.00	UT	2.50	2.50	100	2013	2013	3	100	21,000	
TOTAL OB/XF 86,890																

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

BUILDING DIMENSIONS			
USP= W24 S10 BAS= S34 E9 UOP= S10E5 N10 W5\$ E15 N34 W24\$ E24 N 10\$ PTR=E60 UDG= W45 S25 E45 N25\$ W60\$ PTR=N50 UDU= W15 S20 E15 N20\$ S50\$.			

LAND DESCRIPTION															TOTAL OB/XF 86,890									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	136.16	AC		1.00	1.00	1.00	280.00	280.00	38,125							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	5200	A	CROPLAND 2	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	370.00	370.00	9,250							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	166.16	AC		1.00	1.00	1.00	5,000.00	5,000.00	830,800							

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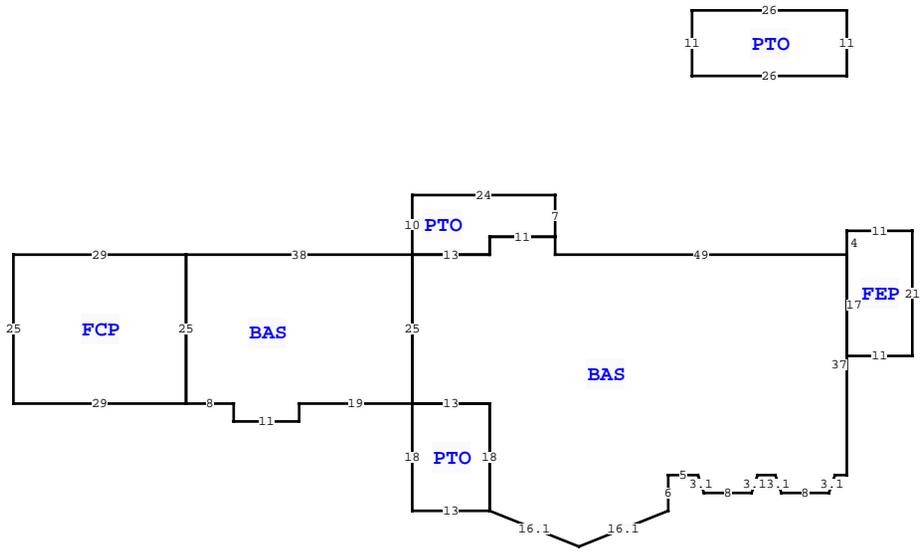
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2026

22-6S-17-09745-000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 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. 1. 100				
Architctual	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	22617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100		983	80,253
BAS	2,902	100		2,902	236,922
FCP	725	25		181	14,777
FEP	231	80		185	15,103
PTO	207	5		10	816
PTO	234	5		12	980
PTO	286	5		14	1,143
TOTALS	5,568			4,287	349,994

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,287	103.7900	118.32	507,238	1994	1994	0	0	31.00	69.00
2 SINGLE FAM			100% - 0	Heated Area: 3885		HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTOR: CYNTHIA S GRAVES & ET						
GRANTEE: JAMES WAYNE MOSELEY						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FEP= N4 E11 S21 W11 N17\$ BAS= W49 N3 PTO= N7 W24 S10 E13 N3 E11\$ W11 S3 W13 BAS= W38 FCP= W29 S25 E29 N25\$ S25 E8 S3 E11 N3 E19 N25\$ S25 PTO= S18 E13 N18 W13\$ E13 S18 D6 R15 R15 U6 N6 E5 D3 R1 E8 R1 U3 E3 D3 R1 E8 R1 U3 E2 N37\$ PTR= N30 PTO= N11 W26 S11 E26\$ S30\$.	

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

LAND DESCRIPTION												TOTAL OB/XF												
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