

COMM NW COR OF NE1/4 OF SE1/4, R
TO E R/W OF A CO RD, CONT E 277.
CONT E 157.25 FT, S 466.70 FT, W

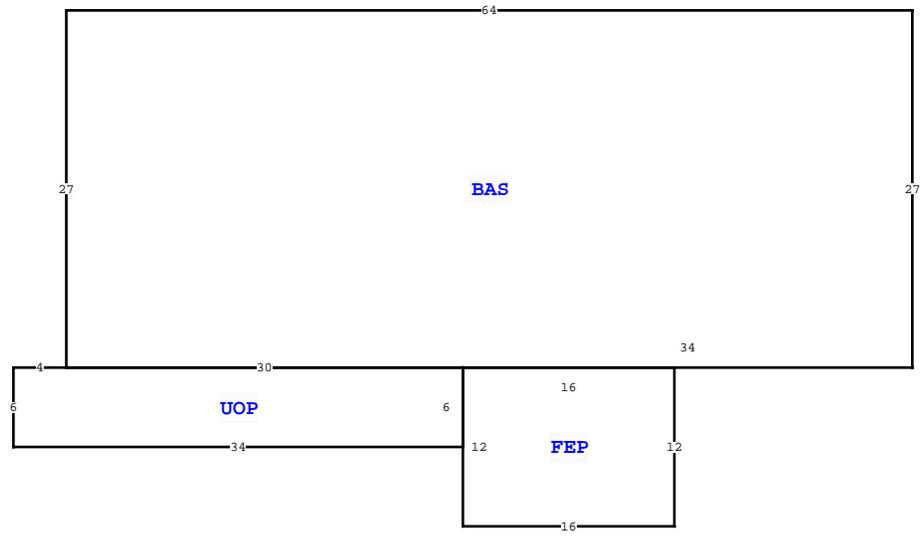
MOSER DIANA M
3205 SW FRY AVE
FORT WHITE, FL 32038

2026

22-7S-16-04292-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
FEP	192	85	
UOP	204	25	
TOTALS	2,124		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	2009	Heated Area: 1728			HX Base Yr 2009			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		118,378	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		25,620	
TOTAL MARKET VALUE		151,598	
SOH/AGL Deduction		89,948	
ASSESSED VALUE		61,650	
TOTAL EXEMPTION VALUE		HX HB WX 41,650	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		151,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,598	
XFOB:2:1: HORT MH			
SALE:1:1: INC WELL & SEPTIC TANK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25922	REMODEL	130	06/15/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/0187	8/12/2005	WD	Q	I		85,000
GRANTOR: ROBERTA DYSON						
GRANTEE: DIANA M MOSER						
1022/2848	8/03/2004	WD	Q	I	06	64,000
GRANTOR: ANGELA LIEDTKE (NKA A)						
GRANTEE: ROBERTA DYSON (MOTH)						

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF										7,600														
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,620							

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/07/2025 MLU									

BUILDING DIMENSIONS									
BAS= W64 S27 UOP= W4 S6 E34 N6 W30\$ E30 FEP= S12 E16 N12 W16\$ E34 N27\$.									

REVIEW DATE 07/08/2015 BY DF																													
Total Acres: 1.83										Total Land Value: 25,620					Market: 0					Agricultural: 0					Common: 25,620				