COMM NW COR OF SEC, S 747.77 FT, R/W CO RD FOR POB, CONT E 350 FT 248.96 FT, W 350 FT TO E R/W, N

MOSLEY DON H/MOSLEY BONITA B
1385 SW SABRE AVE
LAKE CITY, FL 32024

**2027**

**23-4S-15-00374-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 2 100 |
| 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

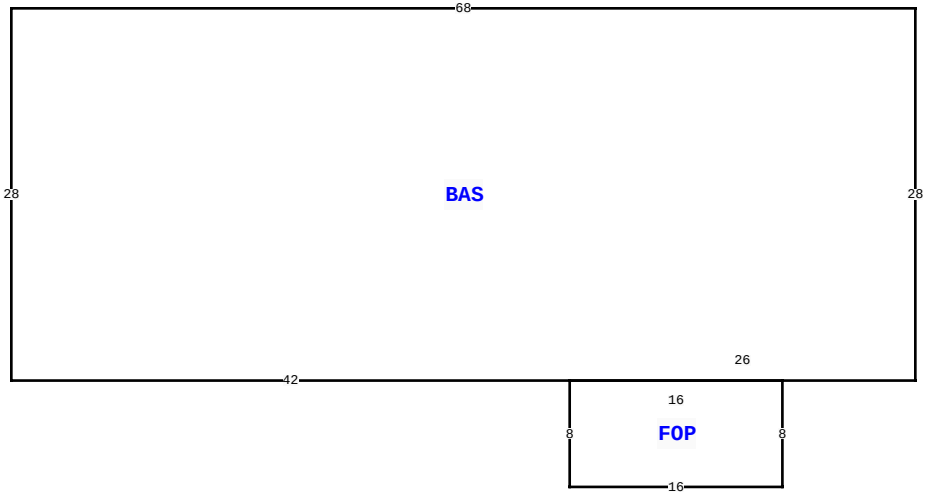
NEIGHBORHOOD/LOC 23415.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,904 | 100 | | 1,904 | 149,873 |
| FOP | 128 | 30 | | 38 | 2,991 |
| TOTALS | 2,032 | | | 1,942 | 152,864 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,942 | 110.0950 | 121.10 | 235,176 | 1985 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 1904 HX Base Yr 2002




1385 SW SABRE AVE, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/09/2024 MLU

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1985 | 1985 | 3 | 100 | 2,000 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1985 | 1985 | 3 | 100 | 150 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 352.00 | UT | 1.50 | 1.50 | 50 | 1985 | 1985 | 3 | 50 | 264 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,800 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 152,864 |
| TOTAL MARKET OB/XF VALUE | | 6,614 |
| TOTAL LAND VALUE - MARKET | | 12,870 |
| TOTAL MARKET VALUE | | 172,348 |
| SOH/AGL Deduction | | 62,675 |
| ASSESSED VALUE | | 109,673 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 58,262 |
| TOTAL JUST VALUE | | 172,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 175,138 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1224/0555 | 5/31/2011 | WD | U | V | 30 | 100 |
| GRANTOR: WILLIAM D & DORIS E M | | | | | | |
| GRANTEE: DON H & BONITA B MO | | | | | | |
| 0924/0567 | 3/02/2001 | QC | Q | I | 01 | 56,100 |
| GRANTOR: DARRELL & DONNA CERCY | | | | | | |
| GRANTEE: DON & BONITA MOSLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S28 E42 FOP= S8 E16N8 W16$ E26 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 6,614

| 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 | 6,500.00 | 6,500.00 | 6,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 0.98 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 6,370 | | | | | | | |

REVIEW DATE 06/10/2025 BY JB Total Acres: 1.98 Total Land Value: 12,870 Market: 0 Agricultural: 0 Common: 12,870 PRINTED 11/17/2026 BY SYS