COMM NW COR OF NW1/4, RUN S 996.
RUN E 30 FT TO E R/W COUNTY LINE
POB, CONT E 350 FT, S 302.38 FT,

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

2027

23-4S-15-00374-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
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	05/09/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	16,250
TOTAL MARKET VALUE	3,700
SOH/AGL Deduction	1,230
ASSESSED VALUE	2,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,470
TOTAL JUST VALUE	19,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,250

SALE:1:1: 2.51 SPLIT FROM RE# 00374-000/FAMILY

LAND:1:1: SPLIT FROM RE# 00374-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/1204	8/15/1996	QC	Q	V	01	0

GRANTOR: WILLIAM MOSLEY

GRANTEE: DON MOSLEY

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
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	16,250							

REVIEW DATE 06/10/2025 BY KS Total Acres: 2.50 Total Land Value: 700 Market: 16,250 Agricultural: 700 Common: 0 PRINTED 11/17/2026 BY SYS