

W1/2 OF THE FOLLOWING:  
 THAT PART OF THE S 708.72 FT  
 OF NE1/4 OF SW1/4 AS LIES N OF

MOSLEY PAUL E/MOSLEY MICHELLE M  
 4411 SE COUNTY ROAD 252  
 LAKE CITY, FL 32025

**2026**

24-4S-17-08728-014

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LAM/VNLPLK	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	24417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
TOTALS	1,568		1,568 160,636

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100% - 2021									Heated Area: 1568 HX Base Yr 2021	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	04/28/2025
INC DATE												AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				160,636	
TOTAL MARKET OB/XF VALUE				13,000	
TOTAL LAND VALUE - MARKET				25,050	
TOTAL MARKET VALUE				198,686	
SOH/AGL Deduction				96,256	
ASSESSED VALUE				102,430	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				51,019	
TOTAL JUST VALUE				198,686	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				205,895	
XFOB:1:1: PARKWOOD MH ID#GPH126510465					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
35341	M H	375	05/22/2017		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1607	5/28/2020	WD	Q	I	01	154,000
GRANTOR: ANGEL A & MARIA M ROD						
GRANTEE: PAUL E & MICHELLE M						
1327/1402	12/05/2016	WD	U	I	12	27,500
GRANTOR: KONDAUR CAPITAL CORP						
GRANTEE: ANGEL A & MARIA M R						

EXTRA FEATURES														4411 SE COUNTY ROAD 252 , LAKE CITY		BLD DATE	LGL DATE					
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 DATE	AG DATE				
1	0210	GARAGE U	0	100	0	0			0.00	100	2016	2016	3	100	4,500							
2	0081	DECKING WI	0	100	0	0			0.00	100	2020	2020	3	100	1,500							
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000							
TOTALS														13,000								

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S28 E56 N28\$.			

LAND DESCRIPTION														TOTAL OB/XF 13,000										
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	5.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,050							