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

2027

24-4S-17-08728-014

BUILDING CHARACTERISTICS

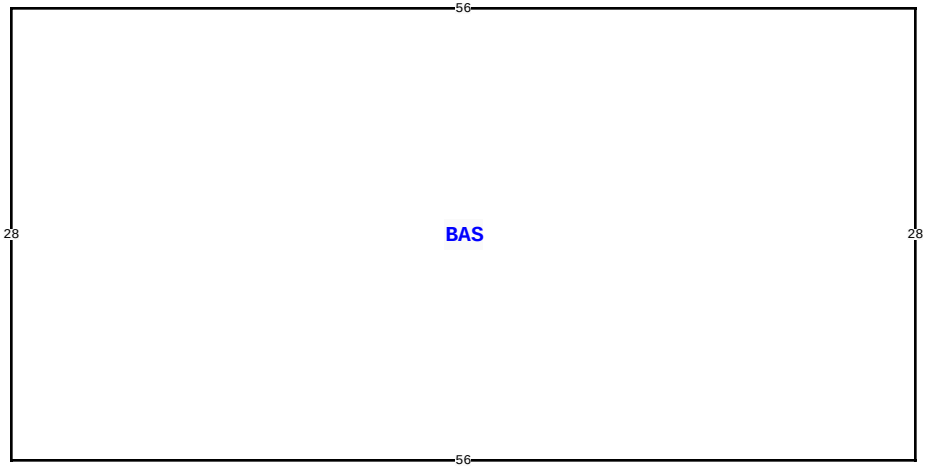
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	158,977
TOTALS	1,568			1,568	158,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,568	125.7300	120.70	189,258	2017	2017	0	0	0	16.00	84.00

2 MANUF 2 100% - 2021 Heated Area: 1568 HX Base Yr 2021



4411 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	04/28/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	4,500	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,977
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		25,050
TOTAL MARKET VALUE		197,027
SOH/AGL Deduction		91,524
ASSESSED VALUE		105,503
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,092
TOTAL JUST VALUE		197,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,686

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E56 N28$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	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							

REVIEW DATE 12/14/2017 BY TW Total Acres: 5.01 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050 PRINTED 11/17/2026 BY SYS