TRACT 1 GREAT SOUTH TIMBER S/D U
OF SEC, RUN W ALONG S LINE OF SE
E R/W SHEPARD RD, RUN N 367.80 F

MOSELEY GEORGE/MOSELEY CAROLYN
420 SW CHIVES TER
LAKE CITY, FL 32024

2027

24-5S-16-03707-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020 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

857 SW SHEPPARD WAY, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	8,926
TOTAL LAND VALUE - MARKET	121,000
TOTAL MARKET VALUE	22,726
SOH/AGL Deduction	4,201
ASSESSED VALUE	18,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,525
TOTAL JUST VALUE	129,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,926

SALE:4:1: 10 ACRES

SALE:3:1: 10 ACRES

SALE:2:1: 11.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0879	2/23/1998	WD	Q	I		25,000
GRANTOR: P J KERCE						
GRANTEE: MOSELEY						
0826/1871	8/15/1996	WD	Q	V		22,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: P J KERCE JR						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
2	0040	BARN,POLE	0	0	13	57	741.00	UT	2.50	2.50	50	1996	1996	3	50	926	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,926

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 11.00 Total Land Value: 13,800 Market: 110,000 Agricultural: 2,800 Common: 11,000 PRINTED 11/17/2026 BY SYS