E1/2 OF SE1/4 & E1/2 OF NE1/4

360-220, 498-462

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

2027

25-5S-16-03715-000

BUILDING CHARACTERISTICS

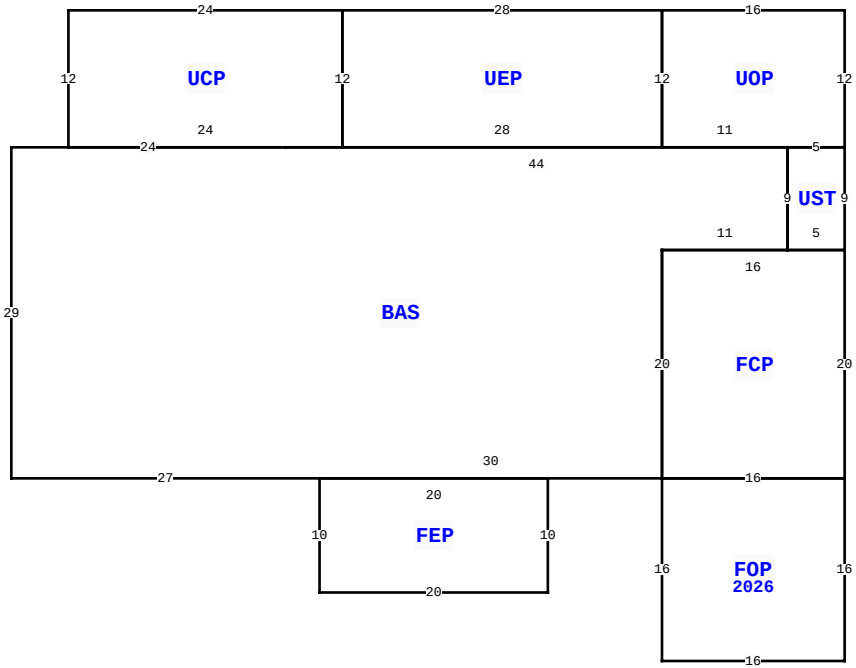
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	152,372
FCP	320	25		80	6,958
FEP	200	80		160	13,915
FOP	256	30	2026	77	6,697
UCP	288	20		58	5,044
UEP	336	60		202	17,568
UOP	192	20		38	3,305
UST	45	45		20	1,739
TOTALS	3,389			2,387	207,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	121.6380	133.80	319,381	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1752 HX Base Yr



420 SW CHIVES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0040	BARN,POLE	0	100	50	100	5,000.00	UT	5.00	5.00	100	1993	1993	3	100	25,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	2,048.00	2,048.00	100	2026	2025		100	2,048	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,598
TOTAL MARKET OB/XF VALUE		28,848
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		285,966
SOH/AGL Deduction		113,085
ASSESSED VALUE		172,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,470
TOTAL JUST VALUE		1,036,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,040,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046834	Electrical Servic	0	03/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S29 E27 E30 N20 E11 N9 W44 $
UEP=[ORIG=33,-12] W28 S12 E28 N12 $
FCP=[ORIG=33,29] E16 N20 W16 S20 $
UCP=[ORIG=5,-12] W24 S12 E24 N12 $
FEP=[ORIG=3,29] S10 E20 N10 W20 $
UOP=[ORIG=44,0] E5 N12 W16 S12 E11 $
UST=[ORIG=44,9] E5 N9 W5 S9 $
FOP=[YR=2026;ORIG=33,29] E16 S16 W16 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,848

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	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	280.00	280.00	44,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000							

REVIEW DATE 03/10/2026 BY KS Total Acres: 160.00 Total Land Value: 49,520 Market: 795,000 Agricultural: 44,520 Common: 5,000 PRINTED 11/17/2026 BY SYS