E1/2 OF SE1/4 OF NW1/4, EX N
25.50 FT DESC ORB 916-288.
850-1892, 857-1974, 873-2320,

MOORE MELISSA O
452 SW RALPH TERR
LAKE CITY, FL 32024

2027

28-4S-16-03220-004

BUILDING CHARACTERISTICS

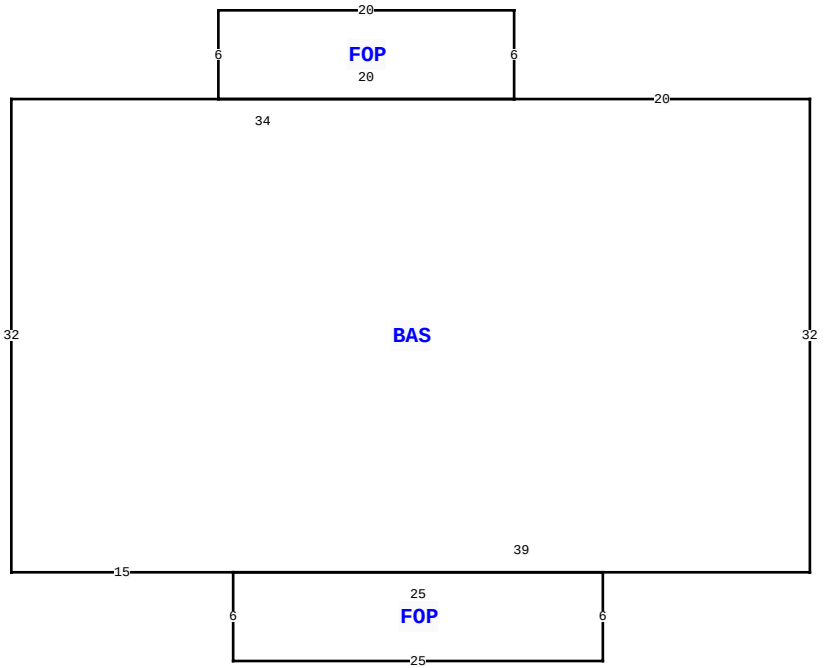
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	210,182
FOP	120	30		36	4,379
FOP	150	30		45	5,473
TOTALS	1,998			1,809	220,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	120.1872	132.21	239,168	2017	2017	0	0	0	8.00	92.00

2 SINGLE FAM 100% - 1999 Heated Area: 1728 HX Base Yr 1999



452 SW RALPH TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0296	SHED METAL	0	100	24	40	960.00	UT	5.00	5.00	60	1998	1998	3	60	2,880	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1998	1998	3	50	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	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		220,035
TOTAL MARKET OB/XF VALUE		12,880
TOTAL LAND VALUE - MARKET		163,600
TOTAL MARKET VALUE		246,361
SOH/AGL Deduction		71,932
ASSESSED VALUE		174,429
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,018
TOTAL JUST VALUE		396,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,508

SALE:2:1: .70 DOC STAMPS

SALE:1:1: GIVEN 6.66 MORE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35098	SFR	694	03/28/2017
13851	M H	125	04/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1361/2610	4/02/2018	WD	U	I	11	100
GRANTOR: BOBBY J & CARREE O MU						
GRANTEE: MELISSA O MOORE						
0857/1974	4/28/1998	WD	Q	V	01	0
GRANTOR: RALPH & CAROLYN NORRI						
GRANTEE: MELISSA MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N6 W20 S6 E20$ W34 S32 E15 FOP= S6 E25 N6 W25$ E39 N32$.

LAND DESCRIPTION

TOTAL OB/XF 12,880

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	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.45	AC		1.00	1.00	1.00	280.00	280.00	5,446							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.45	AC		1.00	1.00	1.00	8,000.00	8,000.00	155,600							

REVIEW DATE 07/16/2019 BY BC Total Acres: 20.45 Total Land Value: 13,446 Market: 155,600 Agricultural: 5,446 Common: 8,000 PRINTED 11/17/2026 BY SYS