COMM SW COR OF SW1/4 OF NE1/4, R
FOR POB, RUNT E 508.63 FT TO W R
NW ALONG R/W 321.63 FT, W 353.30

MOSES NOIDRE/MOSES CHERILYN
5550 S US HWY 441
LAKE CITY, FL 32025

**2026**

**28-4S-17-08817-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 28417.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 46,750 |
| TOTAL MARKET VALUE | 46,750 |
| SOH/AGL Deduction | 20,248 |
| ASSESSED VALUE | 26,502 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 26,502 |
| TOTAL JUST VALUE | 46,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 37,400 |

LAND:1:1: JOINS #08822-000 & 8832-012 (31.14 AC TO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 3.74 | AC | | 1.00 | 1.00 | 1.00 | 12,500.00 | 12,500.00 | 46,750 | | | | | | | |

REVIEW DATE 05/06/2026 BY MLU Total Acres: 3.74 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 06/08/2026 BY SYS