

BEG NW COR OF SE1/4 OF NW1/4,  
 RUN S ALONG WENDY RD 277.43  
 FT, E 1310.26 FT, N 276.93 FT,

MOSES NOIDRIE J/MOSES CHERILYN C  
 5550 S US HWY 441  
 LAKE CITY, FL 32025

**2026**

28-4S-17-08832-012  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 11,350 <b>TOTAL LAND VALUE - MARKET</b> 100,800 <b>TOTAL MARKET VALUE</b> 112,150 <b>SOH/AGL Deduction</b> 39,033 <b>ASSESSED VALUE</b> 73,117 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 73,117 <b>TOTAL JUST VALUE</b> 112,150 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 91,150 BLDG:1:1: NOBILITY MH LAND:1:1: JOINS RE # 08822 & 8817-001 (31.14 AC TO XPOB:1:1: 1990 NOBILITY MH																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0753/0720</td> <td>11/14/1991</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>20,000</td> </tr> </tbody> </table> GRANTOR: SUSAN WITT GRANTEE: NOIDRIE MOSES										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0753/0720	11/14/1991	WD	Q	V		20,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										401 SW WENDY TER, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																							
L N	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	0	10	20	200.00	UT	9.00	9.00	75	2017	2017	3	75	1,350																											
2	0040	BARN, POLE	0	0	20	40	800.00	UT	5.00	5.00	75	2017	2017	3	75	3,000																											
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 11,350																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	100,800																										
<b>REVIEW DATE</b> 06/27/2017 <b>BY</b> DF Total Acres: 8.40 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 <b>PRINTED 05/08/2026 BY SYS</b>																																											