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

2027

28-4S-17-08832-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

401 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,350
TOTAL LAND VALUE - MARKET	100,800
TOTAL MARKET VALUE	112,150
SOH/AGL Deduction	31,721
ASSESSED VALUE	80,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,429
TOTAL JUST VALUE	112,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,150

BLDG:1:1: NOBILITY MH

LAND:1:1: JOINS RE # 08822 & 8817-001 (31.14 AC TO

XFOB:1:1: 1990 NOBILITY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0753/0720	11/14/1991	WD	Q	V		20,000

GRANTOR: SUSAN WITT

GRANTEE: NOIDRIE MOSES

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 11,350

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	8.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	100,800							

REVIEW DATE 06/27/2017 BY DF Total Acres: 8.40 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 11/17/2026 BY SYS