

COMM AT SW COR SEC 21-6S-17E, RU
 775.78 FT FOR POB, CONT E 621.11
 TO N LINE SEC 28, CONT S 1319.47

MOSELEY GEORGE CARROL
 420 SW CHIVES TERR
 LAKE CITY, FL 32024

2026

28-6S-17-09797-002


| 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 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 116,880 TOTAL MARKET VALUE 5,454 SOH/AGL Deduction 0 ASSESSED VALUE 5,454 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,454 TOTAL JUST VALUE 116,880 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 116,880 | | | | | | | | | | | |
| DOR CODE | | 6200 PASTURE CLS33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | 28617.00 1.00 / | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 28617.00 1.00 / | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | BLD DATE | | LGL DATE | 04/08/2025 | MLU | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | XF DATE | | LAND DATE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | INC DATE | | AG DATE | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | 0 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 19.48 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,454 | | | | | | | | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 19.48 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 116,880 | | | | | | | | | | | | | | |
| REVIEW DATE 04/08/2025 BY MLU Total Acres: 19.48 Total Land Value: 5,454 Market: 116,880 Agricultural: 5,454 Common: 0 PRINTED 04/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS