COMM NW COR OF SEC, S 147.24 FT
639.66 FT, S 4 DEG E 1068.12 FT,
656.87 FT TO W LINE OF SEC, N 3

MOSER JOHN MARK/MOSER PAULA F
266 SE TORTOISE CT
LAKE CITY, FL 32025

2026

29-6S-18-10646-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6677	PECAN GROVES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,065
TOTAL MARKET VALUE	7,945
SOH/AGL Deduction	0
ASSESSED VALUE	7,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,945
TOTAL JUST VALUE	135,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/11/2023 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1153	3/17/2025	LE	U	I	14	100
GRANTOR: MOSER JOHN MARK AKA J						
GRANTEE: MOSER JACOB G (RMDR						
1456/498	12/28/2021	WD	Q	V	01	78,000
GRANTOR: BUNDY MITCHELL GLENN						
GRANTEE: MOSER JOHN MARK						

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	6677	A	PECANS	0					15.89	AC		1.00	1.00	1.00	500.00	500.00	7,945							
2	9910	M	MKT.VAL.AG	0					15.89	AC		1.00	1.00	1.00	8,500.00	8,500.00	135,065							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 15.89 Total Land Value: 7,945 Market: 135,065 Agricultural: 7,945 Common: 0 PRINTED 05/22/2026 BY SYS