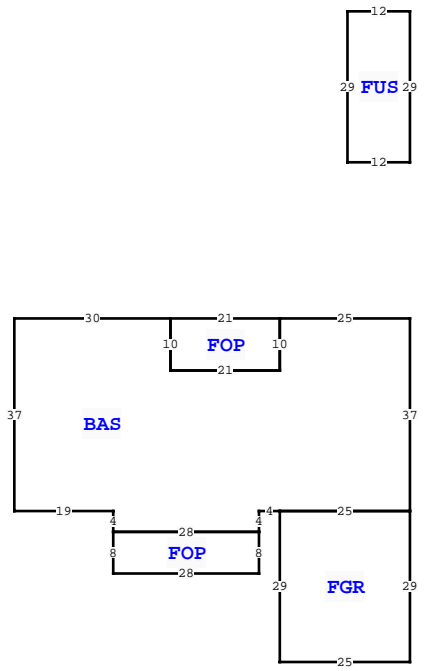


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,591	116.7298	130.74	469,487	2003	2003	0	0	26.40	73.60	

1 SINGLE FAM 100% - 2004 Heated Area: 3062 HX Base Yr 2004



MAP NUM	SINGLE AREA	MKT AREA			
		06			
NEIGHBORHOOD/LOC 33316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,714	100		2,714	261,153
FGR	725	55		399	38,393
FOP	210	30		63	6,062
FOP	224	30		67	6,447
FUS	348	100		348	33,487
TOTALS	4,221			3,591	345,542

219 SW MOSSY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,542
TOTAL MARKET OB/XF VALUE		4,728
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		385,270
SOH/AGL Deduction		118,510
ASSESSED VALUE		266,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,349
TOTAL JUST VALUE		385,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,904

LAND:1:1: 1.20 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049667	Electrical Servic	0	05/15/2024
19747	SFR	527	07/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/977	4/21/2025	LE U		I	14	100

GRANTOR: WILLIAMS CHADWICK
GRANTEE: WILLIAMS CHADWICK (
0923/2682 3/04/2001 WD Q V 22,500
GRANTOR: STEVEN R KELLY
GRANTEE: CHADWICK & KIMBERLY

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 FOP= W21 S10 E21 N10\$ S10 W21 N10 W30 S37 E19 S4
FOP= S8 E28 N8 W28\$ E28 N4 E4 FGR= S29 E25 N29 W25\$ E25 N37\$
PTR= N30 FUS= N29 W12 S29 E12\$ S30\$.

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	0166	CONC, PAVMT	0	100	0	0	0		2.00	100	2003	2003	3	100	3,828	
2	0296	SHED METAL	0	100	0	0	0		0.00	100	2007	2007	3	100	900	

LAND DESCRIPTION TOTAL OB/XF 4,728

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	0100	C	SFR	100		RSF-1	75.00	218.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							