



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	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			
MAP NUM		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	2,837	100		2,837	274,076
FGR	484	55		266	25,698
FOP	160	30		48	4,637
FOP	272	30		82	7,922
PTO	432	5		22	2,126
TOTALS	4,185			3,255	314,458

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,255	124.6256	142.07	462,438	1993	1993	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 2837 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			314,458
TOTAL MARKET OB/XF VALUE			4,511
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			353,969
SOH/AGL Deduction			117,091
ASSESSED VALUE			236,878
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			185,467
TOTAL JUST VALUE			353,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046292	Roof Replacement	42,019	01/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/552	11/20/2023	LE	U	I	14	100

GRANTOR: MOUSSA OMAHA H (ENH L)
GRANTEE: MOUSSA JASON J (RMD)
0766/1599 10/09/1992 WD Q V 17,000
GRANTOR: CRAPPS-COLE
GRANTEE: HALEEM MOUSSA

EXTRA FEATURES		481 SW RIDGEVIEW PL, LAKE CITY														
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	2,391.00	UT	1.40	75	0	0	3	75	2,511	

LAND DESCRIPTION		TOTAL OB/XF 4,511																						
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	1200.00	215.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE		BY		Total Acres: 0.99		Total Land Value: 35,000		Market: 0		Agricultural: 0		Common: 35,000		PRINTED 05/12/2026 BY SYS	
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