LOT 11 FOREST PLANTATION UNIT 2.
966-2459, DC 1314-846, WD 1322-1

MOORE DEBORAH S
2156 TYRSON LAKE DR
JACKSONVILLE, FL 32221

2027

34-3S-16-02461-211

BUILDING CHARACTERISTICS

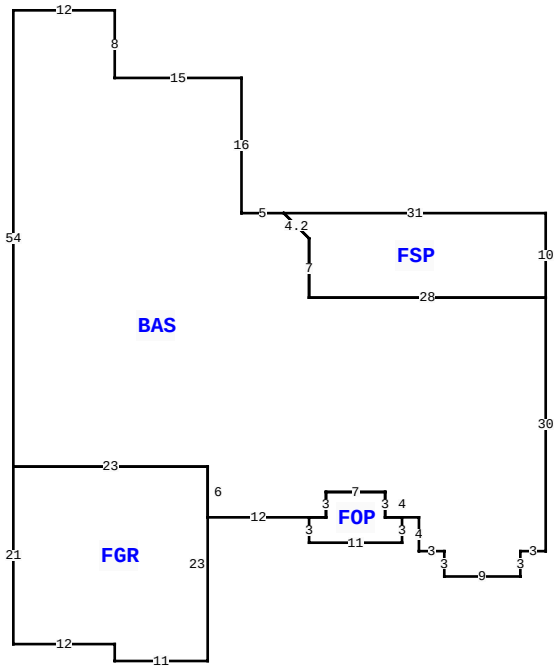
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100		2,440	235,327
FGR	505	55		278	26,812
FOP	54	30		16	1,543
FSP	285	40		114	10,994
TOTALS	3,284			2,848	274,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,848	114.8364	126.32	359,759	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 0% - 2024 Heated Area: 2440 HX Base Yr



4044 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	274,676
TOTAL MARKET OB/XF VALUE	7,548
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	317,224
SOH/AGL Deduction	0
ASSESSED VALUE	317,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,224
TOTAL JUST VALUE	317,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2533	SFR	687	12/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1877	9/21/2016	WD	Q	I	01	202,500
GRANTOR: JUDITH A BURLAGE						
GRANTEE: DEBORAH S MOORE						
0966/2459	11/01/2002	WD	Q	V		26,800
GRANTOR: JOHN RUSSELL NORTH F						
GRANTEE: WALTER E & JUDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N8 W12 S54 FGR= S21 E12 S2 E11 N23 W23 $ E23 S6 E12 FOP= S3 E11 N3 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E4 S4 E3 S3 E9 N3 E3 N30 FSP= N10 W31 D3 R3 S7 E28$ W28 N7 L3 U3 W5 N16 $.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,924.00	UT	2.00	2.00	100	2003	2003	3	100	3,848	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,548

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY KS Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS