

COMM SE COR OF NE1/4, RUN N 1325  
OF SE1/4 OF NE1/4, RUN W 1214.09  
CONT W 860.43 FT, S 5 DGW 491.40

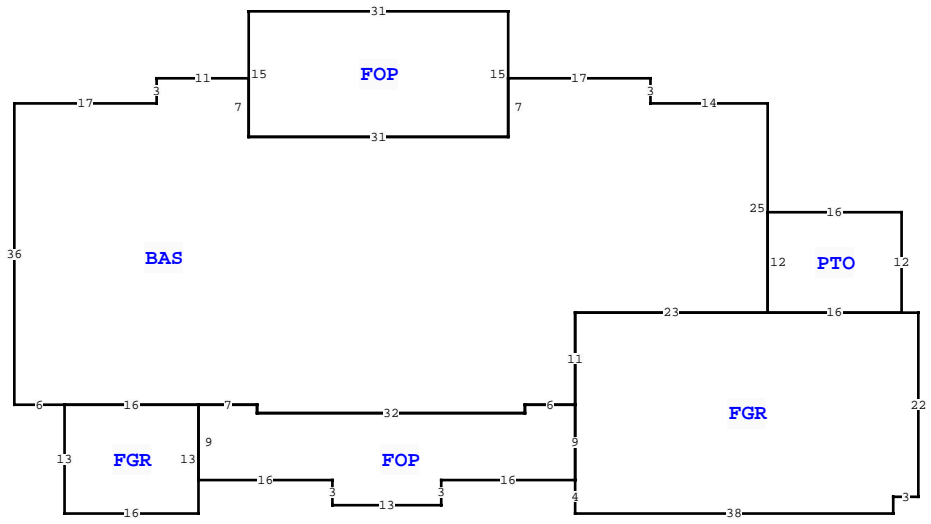
MOSES PHILIP J JR/MOSES SARAI C  
4641 WEST US HIGHWAY 90  
LAKE CITY, FL 32055

**2026**

36-3S-16-02598-001  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,979	100	
FGR	208	55	
FGR	978	55	
FOP	412	30	
FOP	465	30	
PTO	192	5	
TOTALS	5,234		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,905	150.0590	168.07	656,313	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2021 Heated Area: 2979 HX Base Yr 2021											



EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2.50

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2021
2	0166	CONC, PAVMT	0	100	0	1,750.00	UT	2.50	2.50	100	2021
TOTALS 5,575											

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			A-1	0.00	0.00	11.25	AC		1.00	1.00	0.90	7,000.00	6,300.00	70,875							

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1065	3/27/2018	WD	Q	V	01	62,000
GRANTOR: CLARENCE E BROWN III						
GRANTEE: PHILIP J MOSES JR &						
1330/0797	1/26/2017	PR	U	V	18	100
GRANTOR: CLARENCE E III & THOM						
GRANTEE: CLARENCE E BROWN II						

COLUMBIA COUNTY PROPERTY		VALUATION SUMMARY	
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			623,497
TOTAL MARKET OB/XF VALUE			5,575
TOTAL LAND VALUE - MARKET			70,875
TOTAL MARKET VALUE			699,947
SOH/AGL Deduction			180,774
ASSESSED VALUE			519,173
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			467,762
TOTAL JUST VALUE			699,947
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			706,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37783	SFR	1,706	02/22/2019

BUILDING NOTES						
BAS=[ORIG=30,-20] W14 N3 W17 S7 W31 N7 W11 S3 W17 S36 E6 E16 E7 S1 E32 N1 E6 N11 E23 N25 \$						
FGR=[ORIG=48,5] W2 W16 W23 S11 S9 S4 E38 N2 E3 N22 \$						
POP=[ORIG=-32,-31] E31 S15 W31 N15 \$						
FOP=[ORIG=7,16] W6 S1 W32 N1 W7 S9 E16 S3 E13 N3 E16 N9 \$						
FGR=[ORIG=-54,16] E16 S13 W16 N13 \$						
PTO=[ORIG=30,-7] E16 S12 W16 N12 \$						

BUILDING DIMENSIONS						
BAS=[ORIG=30,-20] W14 N3 W17 S7 W31 N7 W11 S3 W17 S36 E6 E16 E7 S1 E32 N1 E6 N11 E23 N25 \$						
FGR=[ORIG=48,5] W2 W16 W23 S11 S9 S4 E38 N2 E3 N22 \$						
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