

LOT 18 HUNTERS OAK S/D.

KULL JOHN B/KULL SUE R
P O BOX 213
LAKE CITY, FL 32056-0213

ORB 796-118, 855-2390,

2026

03-5S-16-03450-118



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		01
NEIGHBORHOOD/LOC	3516.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	167,036
FGR	600	55		330	27,811
FOP	224	30		67	5,646
FSP	300	40		120	10,113
TOTALS	3,106			2,499	210,607

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,499	109.0560	122.14	305,228	1994	1994	0	0	0 31.00	69.00
1 SINGLE FAM 100% - 2000 Heated Area: 1982 HX Base Yr 2000											
155 SW OAKWOOD CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		210,607	
TOTAL MARKET OB/XF VALUE		2,700	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		235,307	
SOH/AGL Deduction		80,519	
ASSESSED VALUE		154,788	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		104,066	
TOTAL JUST VALUE		235,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,360	

SALE:2:1: CORRECTIVE DEED \$.70 STAMPS
LAND:1:1: 1.49 AC.
SALE:1:1: LOT 18 HUNTERS OAK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8041	SFR	54,000	02/04/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0878/0136	4/06/1999	WD	Q	I		104,500
GRANTOR: SCHULZ						
GRANTEE: KULL						
0855/2390	3/24/1998	WD	Q	I		87,500
GRANTOR: BECKMAN						
GRANTEE: SCHULZ						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 FSP= N12 W25 S12 E25\$ W38 FGR= W24 S25 E24 N25\$ S31 E10 FOP= S8 E28 N8 W28\$E37 N6 E21 N25\$.									

TOTAL OB/XF									
2,700									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00