LOT 1 HUNTER'S RIDGE S/D.
WD 1050-4.

WHITCOMB THEODORE J/WHITCOMB CARLA
167 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2026

25-3S-15-00220-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

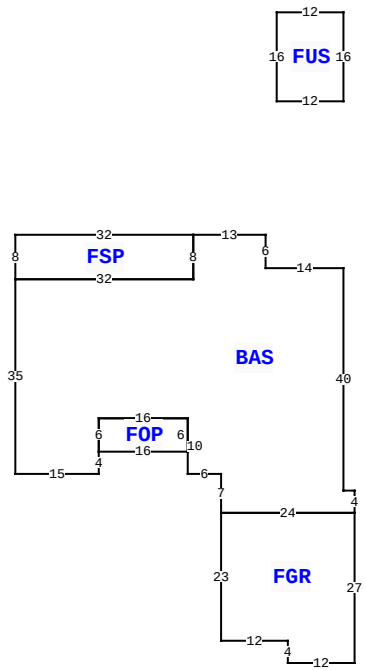
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	25315.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100		2,199	230,828
FGR	600	55		330	34,640
FOP	96	30		29	3,044
FSP	256	40		102	10,707
FUS	192	100		192	20,154
TOTALS	3,343			2,852	299,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,852	127.6893	143.01	407,865	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2007 Heated Area: 2391 HX Base Yr 2007



167 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/06/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,373
TOTAL MARKET OB/XF VALUE		7,788
TOTAL LAND VALUE - MARKET		45,080
TOTAL MARKET VALUE		352,241
SOH/AGL Deduction		81,692
ASSESSED VALUE		270,549
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		214,827
TOTAL JUST VALUE		352,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049192	Remodel	7,021	02/12/2024
24143	SFR	786	02/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1050/0004	6/17/2005	WD	Q	V		58,800

GRANTOR: CRAPPS
GRANTEE: WHITCOMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N6 W13 S8 W32 S35 E15 N4 N6 E16 S10 E6 S7 E24 N4 W2 N40 $
FGR=[ORIG=-22,44] S23 E12 S4 E12 N27 W24 $
FSP=[ORIG=-27,-6] W32 S8 E32 N8 $
FUS=[ORIG=0,-30] N16 W12 S16 E12 $
FOP=[ORIG=-44,33] E16 N6 W16 S6 $
.

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	0166	CONC,PAVMT	0	100	0	0	2,396.00	UT	3.00	3.00	100	2006	2006	3	100	7,188	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,788

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	100		A-1	0.00	0.00	3.92	AC		1.00	1.00	1.00	11,500.00	11,500.00	45,080							

REVIEW DATE 02/24/2023 BY KS Total Acres: 3.92 Total Land Value: 45,080 Market: 0 Agricultural: 0 Common: 45,080 PRINTED 11/17/2025 BY SYS