LOT 14 HUNTER'S RIDGE S/D.
WD 1026-2140, WD 1413-1096, WD 1

MILLER CHARLES SAMUEL/MILLER NASTOSHIA SHANTEL
452 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2026

25-3S-15-00220-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

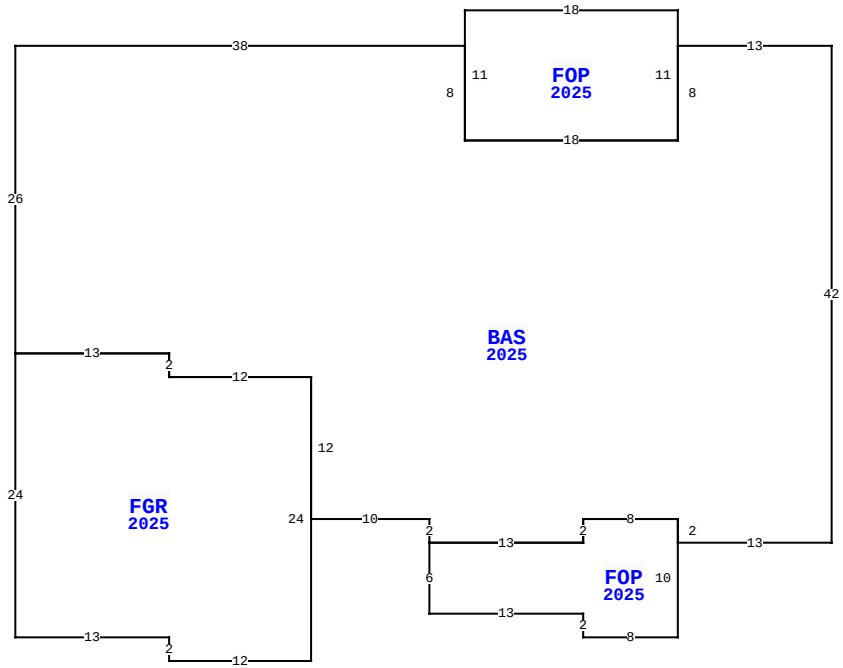
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,342	100	2025	2,342	267,471
FGR	600	55	2025	330	37,688
FOP	158	30	2025	47	5,368
FOP	198	30	2025	59	6,738
TOTALS	3,298			2,778	317,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	103.0000	115.36	320,470	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2342 HX Base Yr 2025



452 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		317,265
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		38,920
TOTAL MARKET VALUE		358,105
SOH/AGL Deduction		45,502
ASSESSED VALUE		312,603
TOTAL EXEMPTION VALUE	13 VX HX HB	312,603
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		358,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053749	Storage Building	23,000	08/01/2025
000048395	New Residential C	500,000	10/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1825	6/08/2023	WD	Q	V	01	70,000
GRANTOR: MAXIMUM REAL ESTATE L						
GRANTEE: MILLER CHARLES SAMU						
1413/1096	6/05/2020	WD	Q	V	01	35,000
GRANTOR: KENNETH A & REBECCA P						
GRANTEE: MAXIMUM REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-1,-10] W13 S8 W18 N8 W38 S26 E13 S2 E12 S12 E10 S2 E13 N2 E8 S2 E13 N42 $
FGR=[YR=2025;ORIG=-45,18] W12 N2 W13 S24 E13 S2 E12 N24 $
FOP=[YR=2025;ORIG=-32,-13] E18 S11 W18 N11 $
FOP=[YR=2025;ORIG=-14,30] W8 S2 W13 S6 E13 S2 E8 N10 $
.

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	1.00	UT	1,920.00	1,920.00	100	2025	2024		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	2.78	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,920							

REVIEW DATE 07/31/2023 BY ME Total Acres: 2.78 Total Land Value: 38,920 Market: 0 Agricultural: 0 Common: 38,920 PRINTED 11/18/2025 BY SYS