

CULVERHOUSE JAMES G/CULVERHOUSE DENISE N
138 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2025

25-3S-15-00220-119

ELEMENT

CD

CONSTRUCTION

HARDIE BRD 100
N/A 0
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
LAM/VNLPLK 100
N/A 0
CENTRAL 100
AIR DUCTED 100
3 100
3.5 100
WOOD FRAME 100
1. 100
0 100
03 100
01 100

07 07
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 2,501 100 2024 2,501 340,275
FGR 552 55 2024 304 41,361
FOP 1,159 30 2024 348 47,348
FST 54 55 2024 30 4,082

TOTALS 4,266 3,183 433,066

EXTRA FEATURES

L N 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 0030 BARN, MT 0 100 40 60 2,400.00 UT 30.00 30.00 100 2024 2023 100 72,000

2 0166 CONC, PAVMT 0 100 0 0 960.00 UT 3.00 3.00 100 2024 2023 100 2,880

3 0280 POOL R/CON 0 100 16 38 608.00 UT 70.00 70.00 100 2025 2024 98 41,709

4 0166 CONC, PAVMT 0 100 0 0 1.00 UT 1,500.00 1,500.00 100 2025 2024 100 1,500

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 9.39 AC 1.00 1.00 0.60 11,500.00 6,900.00 64,791

REVIEW DATE 10/31/2023 BY HC Total Acres: 9.39 Total Land Value: 64,791 Market: 0 Agricultural: 0 Common: 64,791 PRINTED 06/20/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,183 122.7050 137.43 437,440 2023 2023 0 0 0 1.00 99.00

1 SINGLE FAM - 100% - 2024 Heated Area: 2501 HX Base Yr 2024

FOP 2024 BAS 2024 FGR 2024

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY TAX GROUP: 3 TAX DIST: BUILDING MARKET VALUE 433,066 TOTAL MARKET OB/XF VALUE 118,089 TOTAL LAND VALUE - MARKET 64,791 TOTAL MARKET VALUE 615,946 SOH/AGL Deduction 7,025 ASSESSED VALUE 608,921 TOTAL EXEMPTION VALUE HX HB 13 608,921 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 615,946 NCON VALUE 43,209 INCOME VALUE PREVIOUS YEAR MKT VALUE 549,769

PERMIT NUM DESCRIPTION AMT ISSUED
000049187 Swimming Pool and 102,184 02/09/2024
000047479 Electrical Servic 0 06/15/2023
000044414 New Residential C 628,000 05/11/2022
000044402 Storage Building 83,000 05/11/2022

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V RSN CD SALE PRICE
1436/685 4/28/2021 WD Q V 01 65,000
GRANTOR: WHIPKEY NEIL
GRANTEE: CULVERHOUSE JAMES G
1312/2509 4/07/2016 WD U V 30 500
GRANTOR: MICHELLE WHIPKEY EDWA
GRANTEE: NEIL & BONNIE WHIPK

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=70,20] W10 N2 W14 S24 W45 S6 W6 S21 E6 S6 E34 N4 E11 N11 E6 N3 E18 N37 \$
FOP=[YR=2024;ORIG=46,35] W58 S47 E58 N11 W11 S4 W34 N6 W6 N21 E6 N6 E45 N7 \$
FGR=[YR=2024;ORIG=70,60] W24 S24 E12 N2 E12 N22 \$
FST=[YR=2024;ORIG=52,57] E18 S3 W18 N3 \$