LOT 2 SUZANNE S/D UNIT 4.
428-248, 885-2, 904-1506, 905-22

STANCIL ANGELA MEGAN
146 SE MOSSY CT
LAKE CITY, FL 32025

2026

03-4S-17-07570-098

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

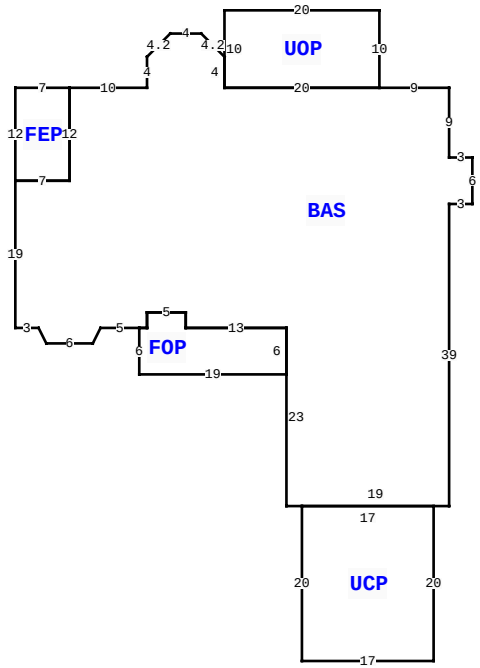
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,218	100		2,218	201,077
FEP	84	80		67	6,074
FOP	124	30		37	3,354
UCP	340	20		68	6,165
UOP	200	20		40	3,626
TOTALS	2,966			2,430	220,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	115.6320	129.51	314,709	2000	2000	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2218 HX Base Yr 2026



146 SE MOSSY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,296
TOTAL MARKET OB/XF VALUE		2,504
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		241,300
SOH/AGL Deduction		0
ASSESSED VALUE		241,300
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,889
TOTAL JUST VALUE		241,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051016	Electrical Servic	0	10/11/2024
000043023	Roof Replacement	13,834	10/25/2021
15723	REMODEL	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1460/2362	2/09/2022	WD	Q	I	01	239,900
GRANTOR: SCOTT CRYSTAL N						
GRANTEE: STANCIL ANGELA MEGA						
1390/2101	8/02/2019	WD	Q	I	01	179,900
GRANTOR: PAUL & SUSAN LESCENSK						
GRANTEE: CRYSTAL N SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N10 W20 S10 E20$ W20 N4 U3 L3 W4 L3 D3 S4 W10 FEP= W7 S12 E7 N12$ S12 W7 S19 E3 D2 R1 E6 R1 U2 E5 FOP= S6 E19 N6 W13N2 W5 S2 W1$ E1 N2 E5 S2 E13 S23 E2 UCP= S20 E17 N20 W17$ E19 N39 E3 N6 W3 N9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	52	669.00	UT	1.50	1.50	100	2000	2000	3	100	1,004	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,504

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/27/2026 BY SYS