LOT 18 HUNTERS OAK S/D.

ORB 796-118, 855-2390,

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

2027

03-5S-16-03450-118

BUILDING CHARACTERISTICS

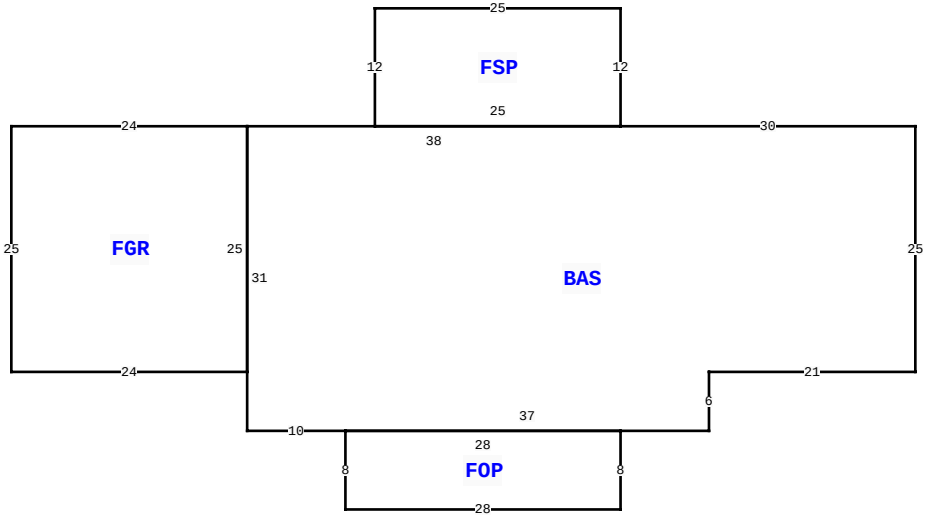
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		MKT AREA 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	164,055
FGR	600	55		330	27,315
FOP	224	30		67	5,546
FSP	300	40		120	9,933
TOTALS	3,106			2,499	206,848

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	119.96	299,780	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		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,848
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		233,048
SOH/AGL Deduction		73,565
ASSESSED VALUE		159,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,072
TOTAL JUST VALUE		233,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,807

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$E37 N6 E21 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 1.48 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS