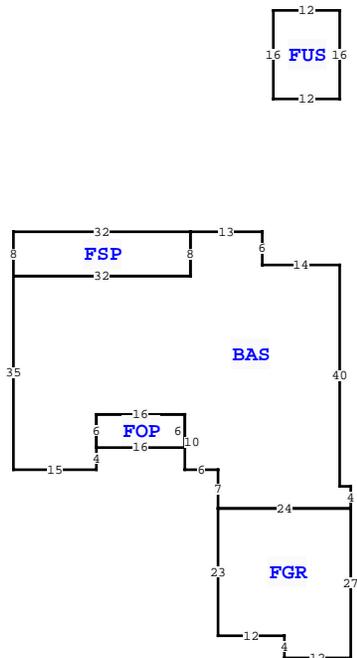


WD 1050-4.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	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

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	145.57	415,166	2006	2006	0	0	0	26.60	73.40		
1 SINGLE FAM 100% - 2007 Heated Area: 2391 HX Base Yr 2007														



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	234,959
FGR	600	55		330	35,260
FOP	96	30		29	3,099
FSP	256	40		102	10,898
FUS	192	100		192	20,515
TOTALS	3,343			2,852	304,732

167 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

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	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	

TOTAL OB/XF 7,788

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12,000.00	12,000.00	47,040							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				304,732	
TOTAL MARKET OB/XF VALUE				7,788	
TOTAL LAND VALUE - MARKET				47,040	
TOTAL MARKET VALUE				359,560	
SOH/AGL Deduction				89,799	
ASSESSED VALUE				269,761	
TOTAL EXEMPTION VALUE				HX HB VX 56,411	
BASE TAXABLE VALUE				213,350	
TOTAL JUST VALUE				359,560	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				357,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055484	Additions	2,800	04/14/2026
000049192	Remodel	7,021	02/12/2024
24143	SFR	786	02/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V /	RSN CD	SALE PRICE
1050/0004	6/17/2005	WD Q	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 \$													