LOT 1 HUNTER'S RIDGE S/D.

WD 1050-4.

WHITCOMB THEODORE J/WHITCOMB CARLA
167 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2027

25-3S-15-00220-101

BUILDING CHARACTERISTICS

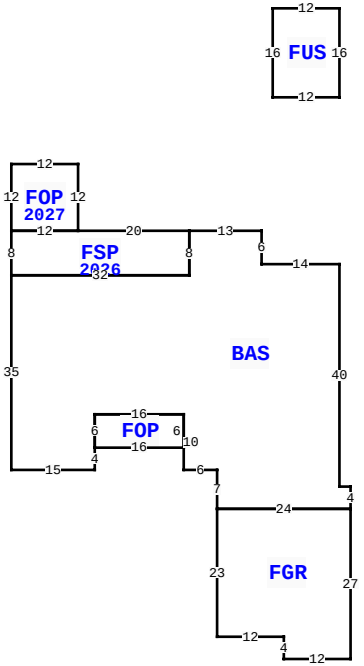
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	226,712
FGR	600	55		330	34,022
FOP	96	30		29	2,990
FOP	144	30	2027	43	4,433
FSP	256	40	2026	102	10,516
FUS	192	100		192	19,795
TOTALS	3,487			2,895	298,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,895	127.6893	140.46	406,632	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2007 Heated Area: 2391 HX Base Yr 2007



167 SW MOSSY OAK WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	298,468
TOTAL MARKET OB/XF VALUE	7,788
TOTAL LAND VALUE - MARKET	47,040
TOTAL MARKET VALUE	353,296
SOH/AGL Deduction	71,009
ASSESSED VALUE	282,287
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	225,876
TOTAL JUST VALUE	353,296
NCON VALUE	4,433
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,201

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	V / I	RSN CD	SALE PRICE
1050/0004	6/17/2005	WD	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=[YR=2026;ORIG=-27,-6] W20 W12 S8 E32 N8 $
FUS=[ORIG=0,-30] N16 W12 S16 E12 $
FOP=[ORIG=-44,33] E16 N6 W16 S6 $
FOP=[YR=2027;ORIG=-59,-18] E12 S12 W12 N12 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,788

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	3.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	47,040							

REVIEW DATE 07/29/2026 BY CM Total Acres: 3.92 Total Land Value: 47,040 Market: 0 Agricultural: 0 Common: 47,040 PRINTED 11/16/2026 BY SYS