LOT 2 HUNTER'S RIDGE S/D.

WD 1037-85, WD 1089-978, WD 1227

CASTRO DIEGO F
259 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2027

25-3S-15-00220-102

BUILDING CHARACTERISTICS

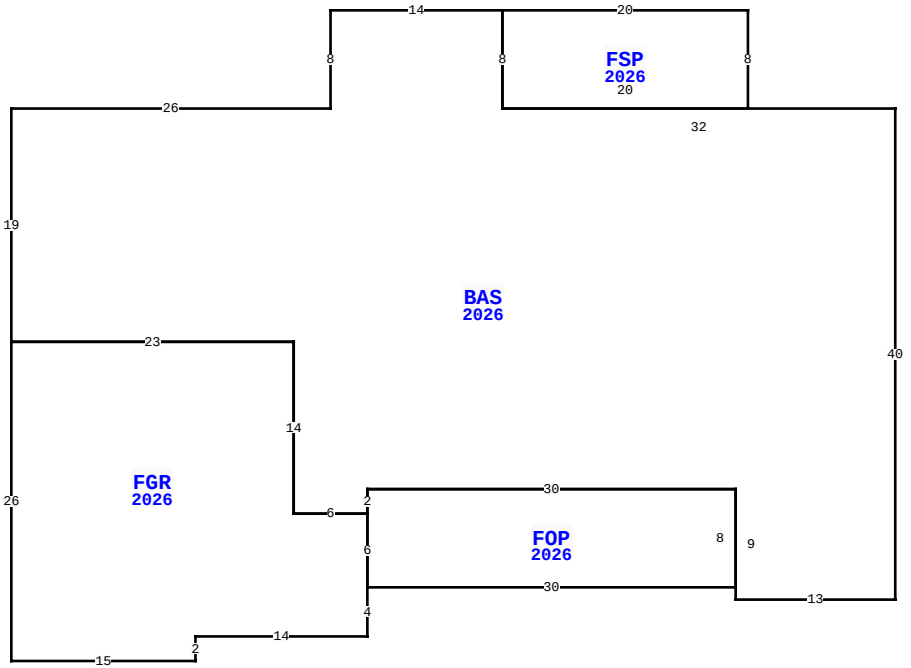
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,197	100	2026	2,197	278,514
FGR	642	55	2026	353	44,750
FOP	240	30	2026	72	9,127
FSP	160	40	2026	64	8,113
TOTALS	3,239			2,686	340,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	115.2480	126.77	340,504	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2197 HX Base Yr 2026



259 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	340,504
TOTAL MARKET OB/XF VALUE	24,580
TOTAL LAND VALUE - MARKET	69,768
TOTAL MARKET VALUE	434,852
SOH/AGL Deduction	266,083
ASSESSED VALUE	168,769
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	117,358
TOTAL JUST VALUE	434,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050305	New Residential C	400,000	07/09/2024
000050201	Right-of-Way Acce		06/25/2024
000049127	Storage Building	15,999	01/31/2024
000047555	Storage Building	80,000	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/846	1/08/2024	WD	Q	V	03	102,000
GRANTOR: HARDY CHARLES						
GRANTEE: CASTRO DIEGO F						
1483/1829	1/30/2023	WD	Q	V	01	80,000
GRANTOR: MIXON AARON WAYNE						
GRANTEE: HARDY CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W32 N8 W14 S8 W26 S19 E23 S14 E6 N2 E30 S9 E13 N40 $
FSP=[YR=2026;ORIG=38,2] E20 S8 W20 N8 $
FOP=[YR=2026;ORIG=57,49] N8 W30 S2 S6 E30 $
FGR=[YR=2026;ORIG=21,29] W23 S26 E15 N2 E14 N4 N6 W6 N14 $
.

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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2025	2024		100	18,000	
3	0166	CONC,PAVMT	0	100	0	0	860.00	UT	3.00	3.00	100	2026	2025		100	2,580	

LAND DESCRIPTION

TOTAL OB/XF 24,580

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	6.84	AC		1.00	1.00	0.85	12,000.00	10,200.00	69,768							

REVIEW DATE 03/18/2026 BY robin Total Acres: 6.84 Total Land Value: 69,768 Market: 0 Agricultural: 0 Common: 69,768 PRINTED 11/16/2026 BY SYS