LOT 10 HUNTER'S RIDGE S/D.

WD 1043-2154, WD 1280-1646

SAXE MARK A/SAXE DUREEN A
521 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2027

25-3S-15-00220-110

BUILDING CHARACTERISTICS

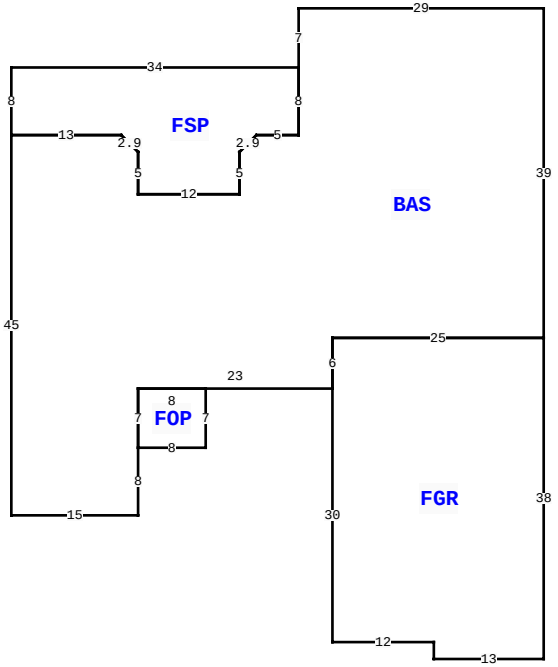
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	2,312	100		2,312	241,410
FGR	926	55		509	53,148
FOP	56	30		17	1,775
FSP	360	40		144	15,036
TOTALS	3,654			2,982	311,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,982	118.6552	130.52	389,211	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2015 Heated Area: 2312 HX Base Yr 2015



521 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	4,633.00	UT	2.00	2.00	100	2005	2005	3	100	9,266	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	12,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		311,369
TOTAL MARKET OB/XF VALUE		24,466
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		397,035
SOH/AGL Deduction		155,337
ASSESSED VALUE		241,698
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		185,287
TOTAL JUST VALUE		397,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041368	Roof Replacement	18,330	02/19/2021
37913	STORAGE	207	03/28/2019
23234	SFR	670	06/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1646	8/29/2014	WD	Q	I	01	255,000
GRANTOR: JOHN B MORRISON JR &						
GRANTEE: MARK A & DUREEN A S						
1043/2154	4/01/2005	WD	Q	V		75,000
GRANTOR: DANIEL CRAPPS						
GRANTEE: JOHN B MORRISON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S7 FSP= W34 S8 E13 R2 D2 S5 E12 N5 U2 R2 E5 N8$ S8W5 L2 D2 S5 W12 N5 U2 L2 W13 S45 E15 N8 FOP= E8 N7 W8 S7$ N7 E23 FGR= S30 E12 S2 E13 N38 W25 S6$ N6 E25 N39$.

LAND DESCRIPTION

TOTAL OB/XF 24,466

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	6.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	61,200							

REVIEW DATE 02/24/2023 BY KS Total Acres: 6.00 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 11/17/2026 BY SYS