LOT 15 HUNTER'S RIDGE S/D.
WD 1025-110,

STEVENS WILLIE JR/STEVENS CALDONIA A
406 SW MOSSY OAK WAY
LAKE CITY, FL 32024

**2027**

**25-3S-15-00220-115**

## BUILDING CHARACTERISTICS

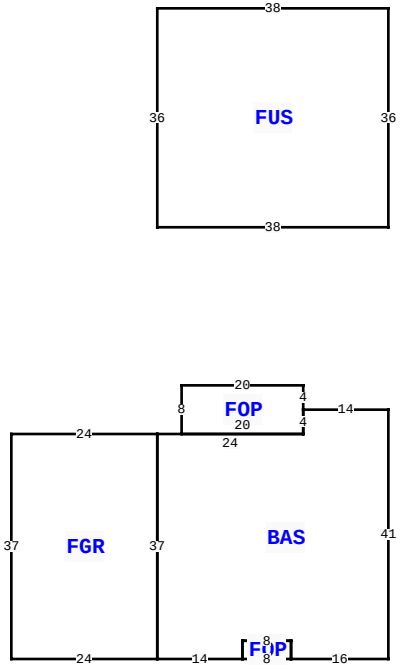
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| 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 | 1,438 | 100 | | 1,438 | 202,163 |
| FGR | 888 | 55 | | 488 | 68,606 |
| FOP | 24 | 30 | | 7 | 984 |
| FOP | 160 | 30 | | 48 | 6,749 |
| FUS | 1,368 | 100 | | 1,368 | 192,321 |
| TOTALS | 3,878 | | | 3,349 | 470,822 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,349 | 140.4480 | 154.49 | 517,387 | 2016 | 2016 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 2806 HX Base Yr 2017




406 SW MOSSY OAK WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,754.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 5,508 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,600.00 | 2,600.00 | 100 | 2023 | 2022 | | 100 | 2,600 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 470,822 |
| TOTAL MARKET OB/XF VALUE | | 9,308 |
| TOTAL LAND VALUE - MARKET | | 37,380 |
| TOTAL MARKET VALUE | | 517,510 |
| SOH/AGL Deduction | | 153,827 |
| ASSESSED VALUE | | 363,683 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 312,272 |
| TOTAL JUST VALUE | | 517,510 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 526,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33213 | SFR | 1,098 | 07/23/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1025/0110 | 8/25/2004 | WD | Q | V | | 41,800 |

GRANTOR: DANIEL CRAPPS

GRANTEE: WILLIE STEVENS JR &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S4 W24 S37 E14 N3 E8 S3 E16 N41 $
FUS=[ORIG=0,-30] N36 W38 S36 E38 $
FGR=[ORIG=-38,4] W24 S37 E24 N37 $
FOP=[ORIG=-14,0] N4 W20 S8 E20 N4 $
FOP=[ORIG=-24,41] E8 N3 W8 S3 $
.

## LAND DESCRIPTION

TOTAL OB/XF 9,308

| 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 | 2.67 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 37,380 | | | | | | | |

REVIEW DATE 02/24/2023 BY KS Total Acres: 2.67 Total Land Value: 37,380 Market: 0 Agricultural: 0 Common: 37,380 PRINTED 11/17/2026 BY SYS