LOT 16 HUNTER'S RIDGE S/D.

WD 1009-2683, WD 1080-2112, WD 1

ROBINS ANN M/PARZYCH CHESTER J JR
350 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2027

25-3S-15-00220-116

BUILDING CHARACTERISTICS

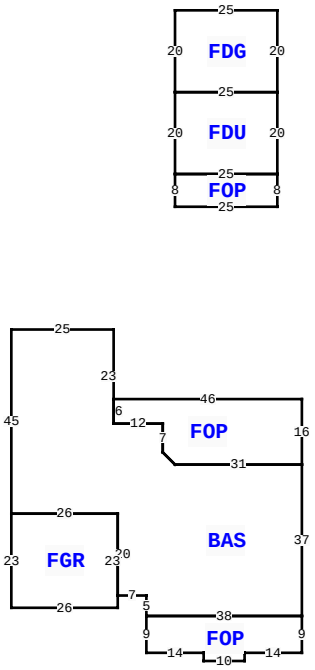
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,892	100		2,892	331,219
FDG	500	60		300	34,359
FDU	500	60		300	34,359
FGR	598	55		329	37,680
FOP	200	30		60	6,872
FOP	362	30		109	12,484
FOP	612	30		184	21,073
TOTALS	5,664			4,174	478,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,174	126.9730	139.67	582,983	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 2892 HX Base Yr 2022



350 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	478,046
TOTAL MARKET OB/XF VALUE	48,234
TOTAL LAND VALUE - MARKET	36,960
TOTAL MARKET VALUE	563,240
SOH/AGL Deduction	10,514
ASSESSED VALUE	552,726
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	501,315
TOTAL JUST VALUE	563,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056115	Generator		07/20/2026
000050222	Electrical Servic	0	06/26/2024
000045621	Roof Replacement	29,000	10/05/2022
000042849	Swimming Pool and	59,000	09/28/2021
25620	GARAGE	311	03/14/2007
24533	SFR	778	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1841	8/31/2026	WD	Q	I	01	785,000
GRANTOR: HENRY CHRISTOPHER TRA						
GRANTEE: ROBINS ANN M						
1529/863	11/12/2024	LE	U	I	14	100
GRANTOR: HENRY CHRISTOPHER TRA						
GRANTEE: HENRY FAMILY REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S45 E26 S20 E7 S5 E38 N37 W31 U3L3 N7 W12 N23 $

FOP=[ORIG=46,33] N16 W46 S6 E12 S7 D3R3 E31 $
FGR=[ORIG=-25,45] S23 E26 N23 W26 $
FDU=[ORIG=40,-38] N20 W25 S20 E25 $
FDG=[ORIG=40,-58] N20 W25 S20 E25 $
FOP=[ORIG=8,70] S9 E14 S2 E10 N2 E14 N9 W38 $
FOP=[ORIG=40,-30] N8 W25 S8 E25 $
.

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	1,048.00	UT	3.00	3.00	100	2007	2007	3	100	3,144	
2	0166	CONC,PAVMT	0	100	0	0	1,048.00	UT	3.00	3.00	100	2007	2007	3	100	3,144	
3	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2024	2023		97	31,370	
4	0166	CONC,PAVMT	0	100	0	0	1,392.00	UT	3.00	3.00	100	2024	2023		100	4,176	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 48,234

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	3.08	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,960							

REVIEW DATE 08/03/2026 BY kellen Total Acres: 3.08 Total Land Value: 36,960 Market: 0 Agricultural: 0 Common: 36,960 PRINTED 11/16/2026 BY SYS