LOTS 17 & 18 HUNTER'S RIDGE S/D.
WD 1010-405, WD 1043-75, WD 1121

OHL LANCE/OHL PAMELA
282 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2027

25-3S-15-00220-117

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

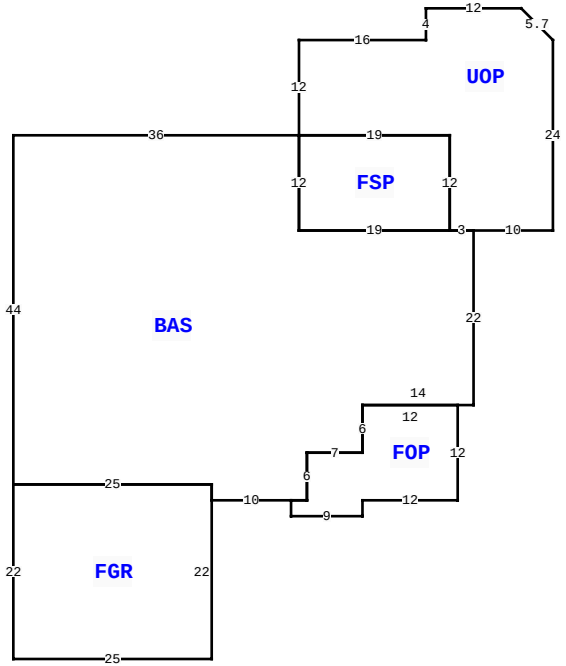
NEIGHBORHOOD/LOC 25315.02 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100		2,144	271,911
FGR	550	55		302	38,301
FOP	204	30		61	7,737
FSP	228	40		91	11,541
UOP	596	20		119	15,092
TOTALS	3,722			2,717	344,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,717	123.9700	136.37	370,517	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2144 HX Base Yr 2019



282 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/06/2022 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		344,581
TOTAL MARKET OB/XF VALUE		25,122
TOTAL LAND VALUE - MARKET		93,748
TOTAL MARKET VALUE		463,451
SOH/AGL Deduction		91,890
ASSESSED VALUE		371,561
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,150
TOTAL JUST VALUE		463,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054153	Generator		09/26/2025
37181	STORAGE	181	09/05/2018
36722	SFR	1,112	05/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2584	11/18/2019	WD	Q	V	03	55,000
GRANTOR: OLGA B BLACKWELL						
GRANTEE: LANCE & PAMELA OHL						
1369/2675	10/03/2018	WD	Q	I	01	296,300
GRANTOR: GIBRALTAR CONTRSCTING						
GRANTEE: LANCE & PAMAEL OHL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S44 FGR= S22 E25 N22 W25$ E25 S2 E10 FOP= S2 E9 N2 E12 N12 W12 S6 W7 S6 W2$ E2 N6 E7 N6 E14 N22 UOP= E10 N24 L4 U4 W12 S4 W16 S12 E19 S12 E3$ W3 FSP= N12 W19 S12 E19$ W19 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,916.00	UT	2.00	2.00	100	2018	2018	3	100	5,832	
3	0070	CARPORT UF	0	100	18	50	900.00	UT	1.50	1.50	100	2018	2018	3	100	1,350	
4	0252	LEAN-TO W/	0	100	8	20	160.00	UT	1.50	1.50	100	2018	2018	3	100	240	
5	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2018	2018	3	100	10,800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 25,122

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	2.84	AC		1.00	1.00	0.80	11,500.00	9,200.00	26,128							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.80	AC		1.00	1.00	0.60	11,500.00	6,900.00	67,620							

REVIEW DATE 03/11/2026 BY robin Total Acres: 12.64 Total Land Value: 93,748 Market: 0 Agricultural: 0 Common: 93,748 PRINTED 11/17/2026 BY SYS