LOT 19 HUNTER'S RIDGE S/D. EX .0 RD R/W DESC IN WD 1540-1491.

CULVERHOUSE JAMES G/CULVERHOUSE DENISE N
138 SW MOSSY OAK WAY
LAKE CITY, FL 32024

2027

25-3S-15-00220-119

BUILDING CHARACTERISTICS

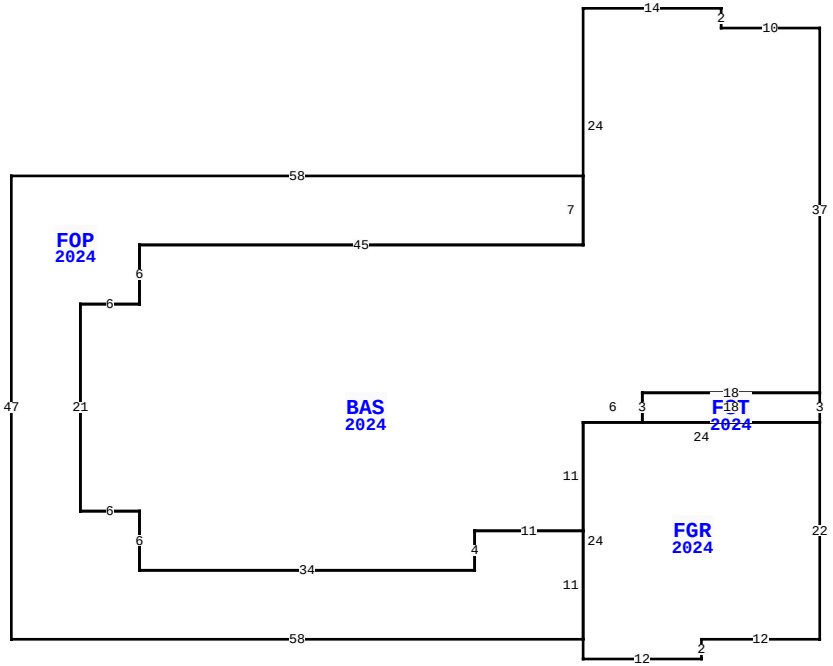
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,501	100	2024	2,501	330,833
FGR	552	55	2024	304	40,213
FOP	1,159	30	2024	348	46,034
FST	54	55	2024	30	3,968
TOTALS	4,266			3,183	421,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,183	122.7050	134.98	429,641	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2501 HX Base Yr 2024



138 SW MOSSY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	04/06/2022 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	0030	BARN,MT	0	100	40	60	2,400.00	UT	30.00	30.00	100	2024	2023		100	72,000	
2	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2024	2023		100	2,880	
3	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2025	2024		98	41,709	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		421,048
TOTAL MARKET OB/XF VALUE		118,089
TOTAL LAND VALUE - MARKET		64,584
TOTAL MARKET VALUE		603,721
SOH/AGL Deduction		0
ASSESSED VALUE		603,721
TOTAL EXEMPTION VALUE	HX HB 13	603,721
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		603,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049187	Swimming Pool and	102,184	02/09/2024
000047479	Electrical Servic	0	06/15/2023
000044414	New Residential C	628,000	05/11/2022
000044402	Storage Building	83,000	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/685	4/28/2021	WD	Q	V	01	65,000
GRANTOR: WHIPKEY NEIL						
GRANTEE: CULVERHOUSE JAMES G						
1312/2509	4/07/2016	WD	U	V	30	500
GRANTOR: MICHELLE WHIPKEY EDWA						
GRANTEE: NEIL & BONNIE WHIPK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,20] W10 N2 W14 S24 W45 S6 W6 S21 E6 S6 E34 N4 E11 N11 E6 N3 E18 N37 $
FOP=[YR=2024;ORIG=46,35] W58 S47 E58 N11 W11 S4 W34 N6 W6 N21 E6 N6 E45 N7 $
FGR=[YR=2024;ORIG=70,60] W24 S24 E12 N2 E12 N22 $
FST=[YR=2024;ORIG=52,57] E18 S3 W18 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 118,089

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	9.36	AC		1.00	1.00	0.60	11,500.00	6,900.00	64,584							

REVIEW DATE 03/04/2026 BY robin Total Acres: 9.36 Total Land Value: 64,584 Market: 0 Agricultural: 0 Common: 64,584 PRINTED 11/17/2026 BY SYS