

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 Units	05	CONV 100
		0 100

Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	01

Quality	07	07		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	25315.02	1.00/		

TOTALS	3,722			2,717	350,847
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC,PAVMT	0	100	0	0	2,916.00	UT	2.00	2.00	
3	0070	CARPORT UF	0	100	18	50	900.00	UT	1.50	1.50	
4	0252	LEAN-TO W/	0	100	8	20	160.00	UT	1.50	1.50	
5	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.84	AC	
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.80	AC	

REVIEW DATE	02/24/2023	BY	KS
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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	138.85	377,255	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 2144 HX Base Yr 2019											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

282 SW MOSSY OAK WAY, LAKE CITY	04/06/2022	MLU
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TOTAL OB/XF											
19,422											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		350,847	
TOTAL MARKET OB/XF VALUE		19,422	
TOTAL LAND VALUE - MARKET		93,748	
TOTAL MARKET VALUE		464,017	
SOH/AGL Deduction		107,941	
ASSESSED VALUE		356,076	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		305,354	
TOTAL JUST VALUE		464,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
1400/2584	11/18/2019	WD	Q	V	03
GRANTOR: OLGA B BLACKWELL					
GRANTEE: LANCE & PAMELA OHL					
1369/2675	10/03/2018	WD	Q	I	01
GRANTOR: GIBRALTAR CONTRSCTING					
GRANTEE: LANCE & PAMAE L OHL					

BUILDING NOTES											
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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\$.											

Total Acres: 12.64	Total Land Value: 93,748	Market: 0	Agricultural: 0	Common: 93,748
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