LOT 1 BLOCK C MILL CREEK S/D.
816-708, WD 1046-2105, WD 1079-1

CHESHIRE ISAAC N
117 SE MILL CREEK CT
LAKE CITY, FL 32025

2023

17-4S-17-08397-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

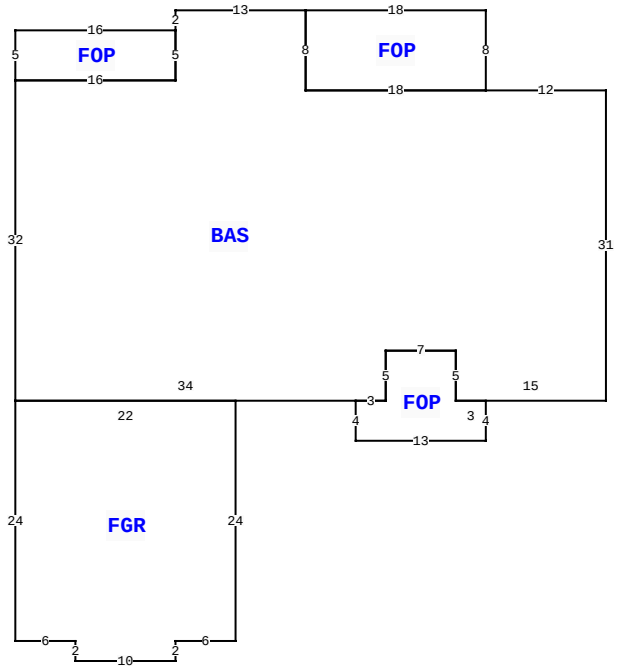
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	176,085
FGR	548	55	301	27,691
FOP	80	30	24	2,208
FOP	87	30	26	2,392
FOP	144	30	43	3,956
TOTALS	2,773		2,308	212,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	120.9978	116.16	268,097	2006	2006	0	0	0	20.80	79.20

1 SINGLE FAM – 100% - 2019 Heated Area: 1914 HX Base Yr 2019



117 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,333
TOTAL MARKET OB/XF VALUE		3,760
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		234,593
SOH/AGL Deduction		55,171
ASSESSED VALUE		179,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,422
TOTAL JUST VALUE		234,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23434	SFR	577	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0372	7/18/2018	WD	Q	I	01	193,000
GRANTOR: KAYLA L GLOVER						
GRANTEE: ISAAC N CHESHIRE						
1333/1055	3/23/2017	WD	Q	I	01	176,500
GRANTOR: JUSTIN Q & JESSICA L						
GRANTEE: KAYLA L GLOVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N8 W18 S8 E18$ W18 N8 W13 S2 FOP= W16 S5 E16 N5$ S5 W16 S32 FGR= S24 E6 S2 E10 N2 E6 N24 W22$ E34 FOP= S4 E13 N4 W3 N5 W7 S5 W3$ E3 N5 E7 S5 E15 N31$.

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	1,504.00	UT	2.50	2.50	100	2006	2006	3	100	3,760	

LAND DESCRIPTION

TOTAL OB/XF 3,760

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/03/2017 BY BC Total Acres: 0.57 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/21/2023 BY SYS