LOT 2 BLOCK C MILL CREEK S/D.
816-708, 851-938, FJ1099-594, WD

CERVANTES MAUREEN P
135 SE MILL CREEK CT
LAKE CITY, FL 32025

2024

17-4S-17-08397-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

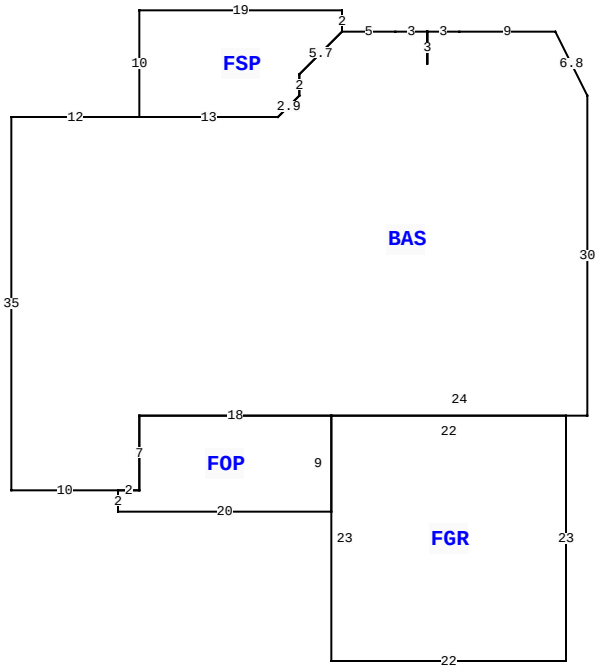
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,797	100	1,797	165,670
FGR	506	55	278	25,630
FOP	166	30	50	4,610
FSP	164	40	66	6,085
TOTALS	2,633		2,191	201,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	125.7795	120.75	264,563	2001	2001	0	0	0	23.65	76.35

1 SINGLE FAM – 100% - 2002 Heated Area: 1797 HX Base Yr 2002



135 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		201,994
TOTAL MARKET OB/XF VALUE		3,428
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		223,922
SOH/AGL Deduction		57,421
ASSESSED VALUE		166,501
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,501
TOTAL JUST VALUE		223,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18013	SFR	326	03/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0851/0938	12/31/1997	WD	Q	V		13,500

GRANTOR: ROBERTS LAND & TIMBER

GRANTEE: CERVANTES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S35 E10 FOP= S2 E20 N9 W18 S7 W2$ E2 N7 E18 FGR= S23 E22 N23 W22$ E24 N30 U6 L3 W9 W3 /S3/ /N3/ W3 W5 FSP= N2 W19 S10 E13 R2 U2 N2 U4 R4 $ L4 D4 S2 D2 L2 W13$.

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	1,485.00	UT	1.50	1.50	100	2001	2001	3	100	2,228	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,428

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: 0.54 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 01/31/2024 BY SYS