LOT 8 BLOCK 4 CAROLYN HEIGHTS S/
377-562, WD 1296-962, WD 1298-24

MILLER SHUWANDA
224 NE ALPHA TER
LAKE CITY, FL 32055

2025

28-3S-17-05758-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

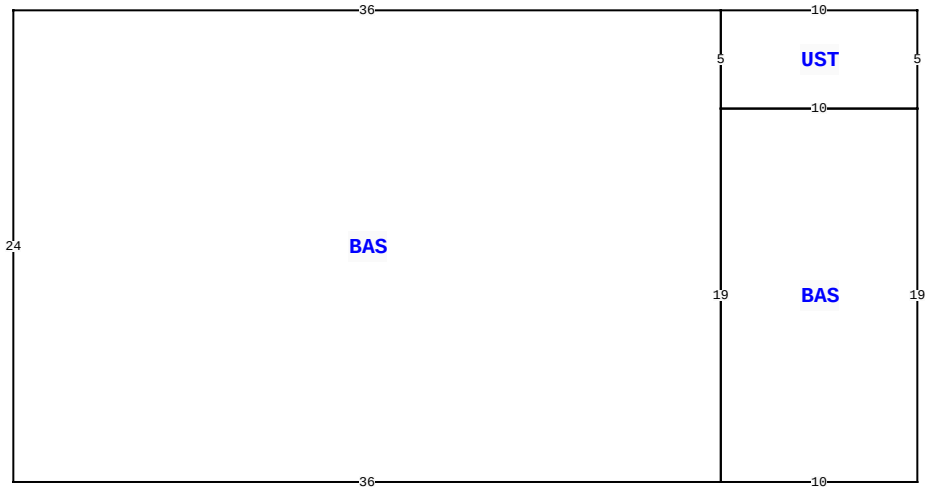
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	9,714
BAS	864	100		864	44,170
UST	50	45		22	1,125
TOTALS	1,104			1,076	55,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	82.9872	92.95	100,014	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1054 HX Base Yr 2025



224 NE ALPHA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		55,008
TOTAL MARKET OB/XF VALUE		70
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		63,478
SOH/AGL Deduction		0
ASSESSED VALUE		63,478
TOTAL EXEMPTION VALUE	HX HB DX WX	48,478
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		63,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2153	3/28/2024	QC	U	I	11	100
GRANTOR: WILLIAMS JURONALD						
GRANTEE: MILLER SHUWANDA						
1322/1772	9/22/2016	QC	U	I	11	100
GRANTOR: ROGER W MONLYN (SINGL						
GRANTEE: JURONALD WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 BAS= E10 N19 W10 S19$ N19 UST= E10 N5 W10 S5$ N5$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	70	

LAND DESCRIPTION

TOTAL OB/XF 70

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 07/16/2025 BY SYS