LOT 9 HOLLY HILL S/D.
826-313, 931-2071, QC 1276-739,

MILLIGAN PAIGE CARTER
363 SW DEANNA TERRACE
LAKE CITY, FL 32025

2025

07-4S-17-08111-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

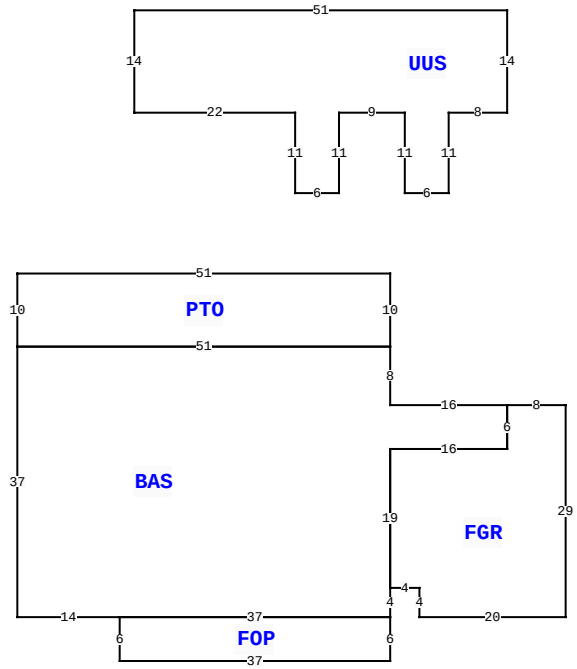
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0700	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	1,983	193,080
FGR	584	55	321	31,255
FOP	222	30	67	6,524
PTO	510	5	26	2,532
UUS	846	50	423	41,187
TOTALS	4,145		2,820	274,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,820	117.3766	123.25	347,565	2002	2002	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1983 HX Base Yr 2003



363 SW DEANNA TER, 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		274,576
TOTAL MARKET OB/XF VALUE		9,493
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		302,569
SOH/AGL Deduction		89,259
ASSESSED VALUE		213,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,310
TOTAL JUST VALUE		302,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19286	SFR	357	03/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/0739	6/05/2014	QC	U	I	11	100
GRANTOR: RODNEY MILLIGAN (SING						
GRANTEE: PAIGE CARTER MILLIG						
0931/2071	7/24/2001	WD	Q	V		14,500
GRANTOR: OKEY R BURNETT						
GRANTEE: RODNEY & PAIGE MILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N8 PTO= N10 W51 S10 E51$ W51 S37 E14 FOP= S6 E37 N6 W37$ E37 N4 FGR= E4 S4 E20 N29 W8 S6 W16 S19$ N19 E16 N6$ PTR= N40 UUS= N14 W51 S14 E22 S11 E6 N11 E9 S11 E6 N11 E8$ S40$.

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	1,995.00	UT	2.00	2.00	75	2002	2002	3	75	2,993	
2	0021	BARN,FR AE	0	100	24	32	1.00	UT	0.00	0.00	100	0	0	3	100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 9,493

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 03/28/2017 BY DF Total Acres: 0.67 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/04/2024 BY SYS