

LOTS 5, 6 & 7 BLOCK B TALL PINE
475-471, 698-584, 724-561 844-11

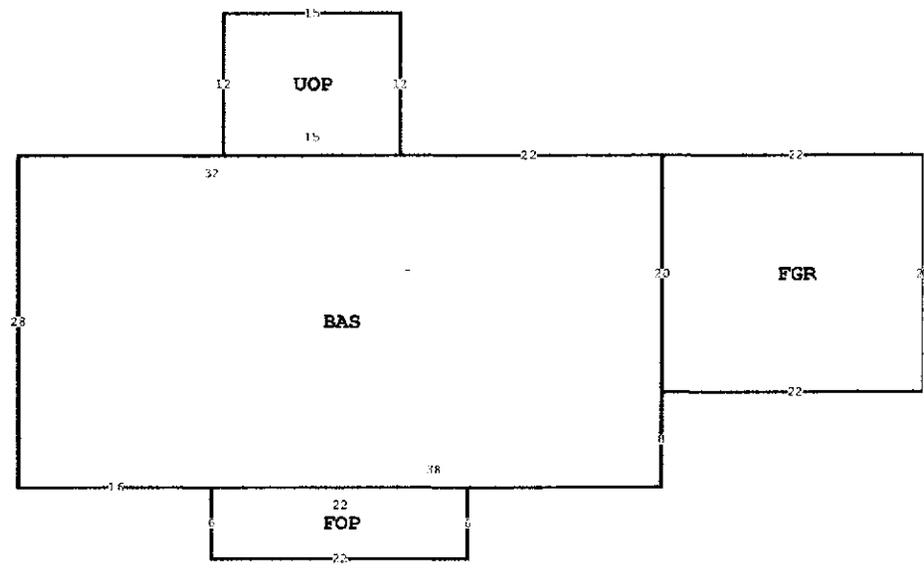
MINTON MICHAEL D
165 NW OPEN CT
LAKE CITY, FL 32055

2026

27-3S-16-02318-016

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	12 CEDAR 80				
Exterior Wall	18 CEMENT BRK 20				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
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				
Architectural	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	27316.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	127,990
FGR	440	55		242	20,485
FOP	132	30		40	3,386
UOP	180	20		36	3,047
TOTALS	2,264			1,830	154,909

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PYS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	EQON	FNCT	FORM	% COND
0100	01	1,830	116.2770	130.23	238,321	1990	1990	0	0	0	35.00
1 SINGLE FAM 100% - 2007			Heated Area: 1512			HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:	BUILDING MARKET VALUE	154,909
		TOTAL MARKET OB/XF VALUE	46,050
		TOTAL LAND VALUE - MARKET	59,500
		TOTAL MARKET VALUE	256,459
		SOH/AGL Deduction	39,474
		ASSESSED VALUE	216,985
	BX HB	TOTAL EXEMPTION VALUE	50,722
		BASE TAXABLE VALUE	166,263
		TOTAL JUST VALUE	256,459
		NCON VALUE	0
		INCOME VALUE	
		PREVIOUS YEAR MKT VALUE	258,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046188	Storage Building	50,000	12/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1390/2503	8/09/2019	WD	Q	V	05	35,000
GRANTOR: DAMYANTI G PATEL						
GRANTOR: MICHAEL D MINTON						
1359/1573	5/08/2018	LE	U	V	14	100
GRANTOR: DAMYANTI G PATEL (LE)						
GRANTOR: AVANI PATEL & NEEL						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	A&R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	20	400.00	UT 3.00		3.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	10	110.00	UT 5.00		5.00	100	0	0	3	100	550	
3	0060	CARPOR F	0	100	20	400.00	UT 5.00		5.00	100	2007	2007	3	100	2,000	
4	0296	SHED METAL	0	100	20	400.00	UT 12.00		12.00	100	2007	2007	3	100	4,800	
5	0252	LEAN-TO W/	0	100	12	300.00	UT 5.00		5.00	100	2007	2007	3	100	1,500	
6	0070	CARPOR UF	0	100	0	1.00	UT 0.00		0.00	100	2014	2014	3	100	1,000	
7	0030	BARN, MT	0	100	12	1.00	UT 35,000.00		35,000.00	100	2024	2023		100	35,000	
TOTAL OB/XF 46,050																

BUILDING NOTES	
165 NW OPEN CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W22 UOP= N12 W15 S12 E15 W32 S28 E16 FOP= S6 S22N6 W22 E38 N3 FGR= E22 W20 W22 S20S W20S.	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT D TYPE	DPH 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		RSF/MB46.00	303.00		1.00	LT	1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	0		RSF/MB46.00	303.00		1.00	LT	1.00	1.00	1.00	18,500.00	18,500.00	18,500							
3	0000	C	VAC RES	0		RSF/MB46.00	304.00		1.00	LT	1.00	1.00	1.00	18,500.00	18,500.00	18,500							