W DIV: NE1/4 OF NW1/4 BLOCK I

458-518, PB 1066-1715, 1078-456,

MILES JOHN ANDREW
620 NW MADISON ST
LAKE CITY, FL 32055-3877

2026

00-00-00-12350-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

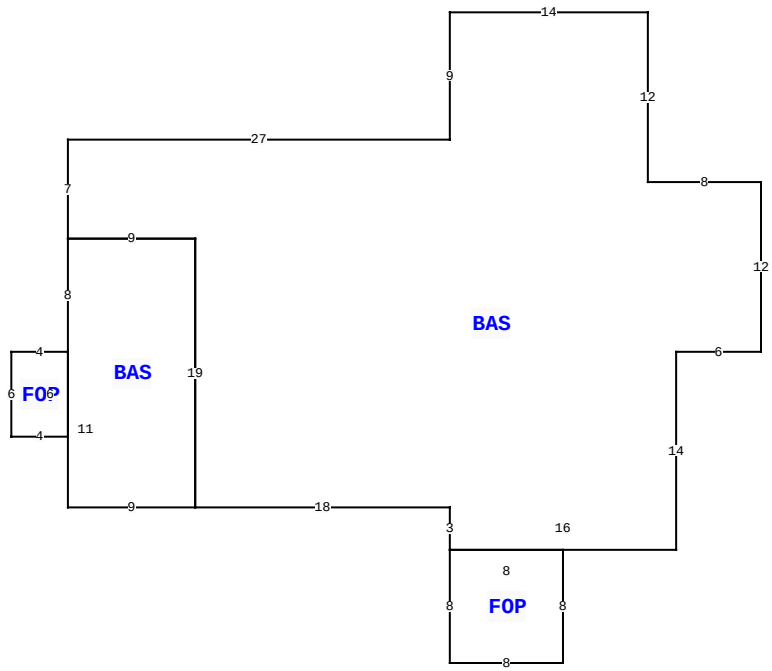
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	171	100		171	13,206
BAS	1,187	100		1,187	91,668
FOP	24	30		7	541
FOP	64	30		19	1,467
TOTALS	1,446			1,384	106,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	106.0800	118.81	164,433	1936	1951	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1358 HX Base Yr 2019



620 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,881
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		9,708
TOTAL MARKET VALUE		118,889
SOH/AGL Deduction		39,284
ASSESSED VALUE		79,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,883
TOTAL JUST VALUE		118,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
050	ADDN SFR	60	04/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/2167	10/17/2018	PR	U	I	11	100
GRANTOR: JOHN ANDREW MILES AS						
GRANTEE: JOHN ANDREW MILES						
0458/0518	11/24/1980	WD	Q	V	01	2,181
GRANTOR: MICHAEL MURPHY, GORDO						
GRANTEE: JOHN H & NANCY M MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N12 W14 S9 W27 S7 BAS= S8 FOP= W4 S6 E4 N6 $ S11 E9 N19 W9$ E9 S19 E18 S3 FOP= S8 E8 N8 W8$ E16 N14 E6 N12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	12	24	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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		*RSF	-3 0.00	0.00	12,022.56	SF		1.00	1.00	0.85	0.95	0.81	9,708							

REVIEW DATE 08/29/2016 BY DF Total Acres: 0.28 Total Land Value: 9,708 Market: 0 Agricultural: 0 Common: 9,708 PRINTED 11/17/2025 BY SYS