W DIV: LOT 2 BLOCK 23 MOODIE'S A
MOODY'S ADDITION.

PHINNEY RANDALL R
304 SW MILLER TER
LAKE CITY, FL 32025

2026

00-00-00-12473-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

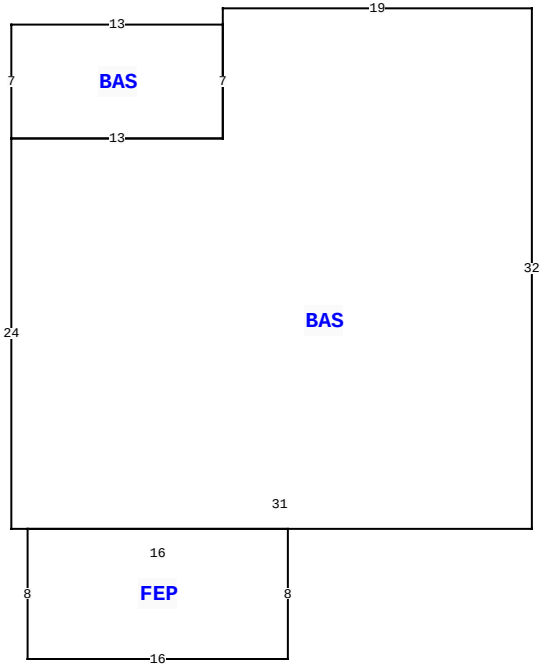
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	91	100		91	8,161
BAS	920	100		920	82,512
FEP	128	80		102	9,148
TOTALS	1,139			1,113	99,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	123.1956	137.98	153,572	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1011 HX Base Yr 2023



304 SW MILLER TER, 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		99,822
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		5,236
TOTAL MARKET VALUE		105,658
SOH/AGL Deduction		5,881
ASSESSED VALUE		99,777
TOTAL EXEMPTION VALUE	HX HB SX	99,777
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		105,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/318	10/11/2022	WD	Q	I	01	100,000
GRANTOR: HILL JAMES ALBERT						
GRANTEE: PHINNEY RANDALL R						
1433/2259	3/30/2021	WD	Q	I	01	82,000
GRANTOR: JMD PROPERTY OF NORTH						
GRANTEE: HILL JAMES ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S1 BAS= W13 S7 E13 N7$ S7 W13 S24 E1 FEP= S8 E16N8 W16$ E31 N32$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

REVIEW DATE 02/16/2023 BY CP Total Acres: 0.13 Total Land Value: 5,236 Market: 0 Agricultural: 0 Common: 5,236 PRINTED 11/18/2025 BY SYS