E DIV: N1/2 OF LOT 6 BLOCK 10 TH ALSO S1/2 OF A 50 FT VACATED ST LOT.

MILFORD TEDDY

**2026**

**00-00-00-12909-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

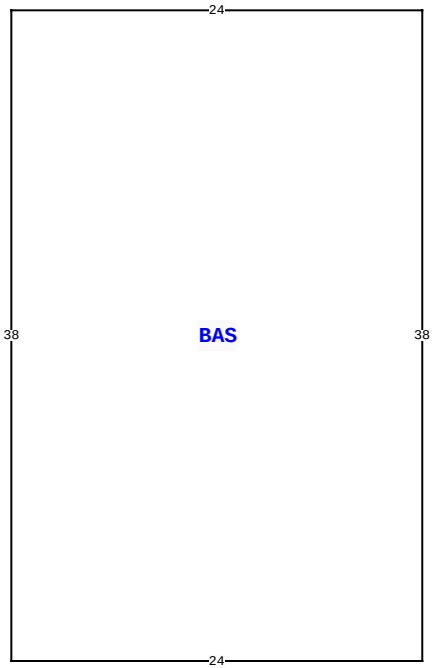
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 07 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 912 | 100 | | 912 | 101,664 |
| TOTALS | 912 | | | 912 | 101,664 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 912 | 120.6400 | 135.12 | 123,229 | 2011 | 2011 | 0 | 0 | 0 | 17.50 | 82.50 |

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr




844 NE ELSEY PL, 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 | 101,664 |
| TOTAL MARKET OB/XF VALUE | 250 |
| TOTAL LAND VALUE - MARKET | 5,344 |
| TOTAL MARKET VALUE | 107,258 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 107,258 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 107,258 |
| TOTAL JUST VALUE | 107,258 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 108,798 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2015 | SFR | 80 | 03/22/2011 |
| 2013 | DEMOLISH | 5 | 03/07/2011 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1165/0116 | 1/07/2009 | WD | U | I | 11 | 100 |
| GRANTOR: LARRY AVERY | | | | | | |
| GRANTEE: TEDDY MILFORD | | | | | | |
| 0947/0999 | 10/06/2001 | AG | Q | I | 03 | 16,500 |
| GRANTOR: LAURA M SHAW | | | | | | |
| GRANTEE: TEDDY MILFORD | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 S38 E24 N38$.

### 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

### LAND DESCRIPTION

TOTAL OB/XF 250

| 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 | 0 | | *RSF | -350.00 | 50.00 | 3,750.00 | SF | | 1.00 | 1.00 | 1.50 | 0.95 | 1.43 | 5,344 | | | | | | | |

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.09 Total Land Value: 5,344 Market: 0 Agricultural: 0 Common: 5,344 PRINTED 10/08/2025 BY SYS