

LOT 3 SOUTHWOOD VILLAGE S/D.
ORB 695-806,703-601,WD 1006-139,

MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

01-5S-16-03399-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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		07	07
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1516.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,847	100	
FOP	105	30	
PTO	360	5	
TOTALS	2,312		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
3	0166	CONC,PAVMT	0	0	0	0	2,570.00	UT	2.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,897	124.5189	139.46	264,556	1989	2000	0	0	0	25.00	75.00	
1 SINGLE FAM 0% - 0 Heated Area: 1847 HX Base Yr													
154 SW HICKOK GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU													

TOTAL OB/XF 7,933													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
3	0166	CONC,PAVMT	0	0	0	0	2,570.00	UT	2.25	2.25	100	2009	2009

TOTAL OB/XF 7,933													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		198,417	
TOTAL MARKET OB/XF VALUE		7,933	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		232,350	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,350	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,350	
TOTAL JUST VALUE		232,350	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		234,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1327/0181	12/06/2016	WD	U	I	19	115,000	
GRANTOR: MARK & TAMARA MAGSTAD							
GRANTEE: MILLENIA CAPITAL IN							
1272/1863	4/10/2014	WD	U	I	16	100	
GRANTOR: CARLES S SPARKS (10%							
GRANTEE: MARK & TAMARA MAGST							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W35 PTO= N18 W20 S18 E20\$ W27 S31 E21 FOP= S2 E15 N7 W15 S5\$ N5 E15 S5 E26 N31\$.													