

LOT 50 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1206-2481, QC 14

MILWARD GEORGE M
136 SW NATHAN CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-550



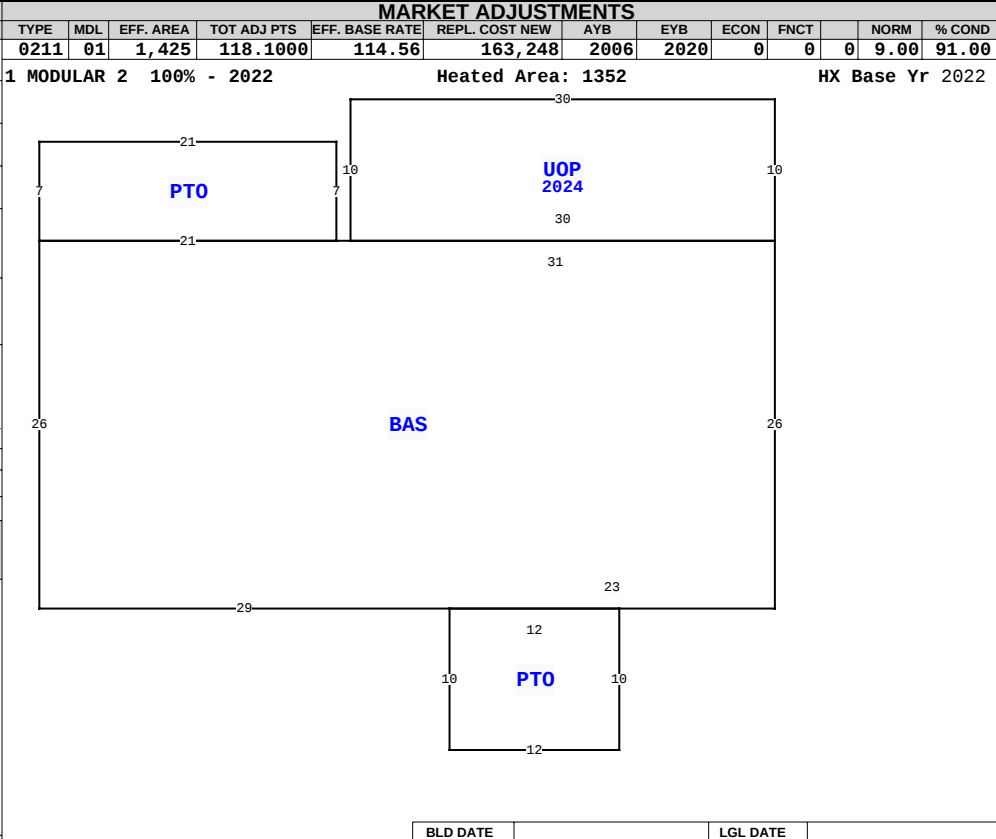
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VN/PLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0201MODULAR HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	140,945
PTO	120	5		6	625
PTO	147	5		7	730
UOP	300	20	2024	60	6,255
TOTALS	1,919			1,425	148,556

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,272.00	UT	2.50
2	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00



136 SW NATHAN CT, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/09/2025
				INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		148,556			
TOTAL MARKET OB/XF VALUE		9,726			
TOTAL LAND VALUE - MARKET		28,000			
TOTAL MARKET VALUE		186,282			
SOH/AGL Deduction		52,541			
ASSESSED VALUE		133,741			
TOTAL EXEMPTION VALUE		VX HX HB VP		86,930	
BASE TAXABLE VALUE		46,811			
TOTAL JUST VALUE		186,282			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		189,547			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042335	Roof Replacement	7,020	07/15/2021
23272	M H	329	06/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1495	11/22/2021	WD	Q	I	01	169,900
GRANTOR: VALIN POK S						
GRANTEE: MILWARD GEORGE M						
1441/1417	6/18/2021	WD	Q	I	01	110,000
GRANTOR: HAMLETT PATRICIA ANN						
GRANTEE: VALIN POK S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W31 W21 S26 E29 E23 N26 \$									
PTO=[ORIG=-31,0] N7 W21 S7 E21 \$									
PTO=[ORIG=-23,26] S10 E12 N10 W12 \$									
UOP=[YR=2024;ORIG=-30,-10] E30 S10 W30 N10 \$									

LAND DESCRIPTION										TOTAL OB/XF										9,726									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000												