LOT 9 RICHMOND ESTATES S/D.
795-166, 808-1552, 928-1658, 982

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

2026

06-4S-17-07979-109

BUILDING CHARACTERISTICS

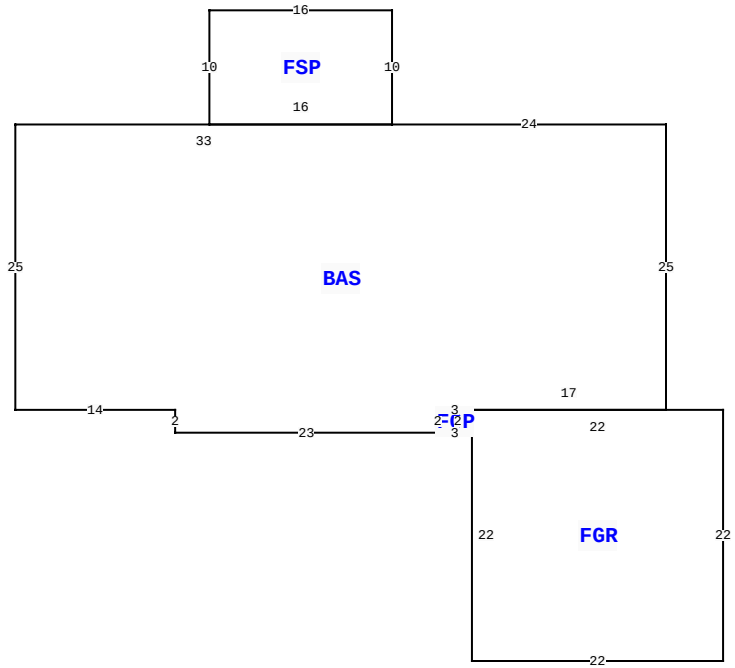
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100		1,471	128,861
FGR	484	55		266	23,302
FOP	6	30		2	176
FSP	160	40		64	5,606
TOTALS	2,121			1,803	157,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	120.3300	134.77	242,990	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1471 HX Base Yr



881 SW BROOKDALE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	675.00	UT	3.00	3.00	100	0	0	3	100	2,025	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	157,944
TOTAL MARKET OB/XF VALUE	4,725
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	181,169
SOH/AGL Deduction	0
ASSESSED VALUE	181,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,169
TOTAL JUST VALUE	181,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,169

SALE:2:1: LOT 9 RICHMOND ESTATES

SALE:1:1: LOT 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045958	Roof Replacement	11,090	11/21/2022
045	SFR	214	03/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/288	11/09/2022	WD	Q	I	01	215,000
GRANTOR:VOUGHT JASON M & KELL						
GRANTEE:MILLENIA CAPITAL IN						
1127/0409	8/01/2007	WD	Q	I		176,000
GRANTOR:STEPHANIE LANDON						
GRANTEE:JASON & KELLI VOUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W16 S10 E16$ W33 S25 E14 S2 E23 FOP= E3 N2 W3 S2$ N2 E3 FGR= S22 E22 N22 W22$ E17 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,725

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-1	85.00	167.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/02/2023 BY CP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/14/2025 BY SYS