

LOT 3 HIGHLAND FARMS EX W 108
FT & N 40 FT LOT 4 EX W 108 FT.

CREIGHTON JAMES MILFORD
624 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2026

06-6S-17-09615-103



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																																														
Exterior Wall	31	VINYL SID 100	0800	02	3,080	115.9000	69.54	214,183	1998	1998	0	0	0	60.00	40.00	VALUATION BY STANDARD																																													
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 100% - 0														Heated Area: 2094														HX Base Yr																														
Roof Cover	12	MODULAR MT 100															VALUATION SUMMARY																																												
Interior Wall	05	DRYWALL 100															Tax Group: 3														Tax Dist:																														
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE														85,673																														
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE														14,784																														
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET														52,250																														
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE														152,707																														
Bedrooms	4	100															SOH/AGL Deduction														55,961																														
Bathrooms	2	100															ASSESSED VALUE														96,746																														
Stories	1.	1. 100															TOTAL EXEMPTION VALUE														HX HB DX 55,722																														
Architectual	01	CONV 100															BASE TAXABLE VALUE														41,024																														
Units	0	100	TOTAL JUST VALUE														152,707																																												
Condition Adj	03	03 100	NCON VALUE														0																																												
Kitchen Adjus	01	01 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE 152,707																																												
Quality 05 05			DOR CODE 0200 MOBILE HOME														XFOB:1:1: PINECREST MH																																												
MAP NUM			MKT AREA 02														LAND:1:1: LOT 3, HIGHLAND FARMS S/D 4.48 AC																																												
NEIGHBORHOOD/LOC 6617.0100 1.00/																	BLDG:1:1: PINCREST MH																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM														DESCRIPTION														AMT														ISSUED													
BAS	2,094	100		2,094	58,247	000051107														Electrical Servic														0														10/15/2024													
FCP	596	25		149	4,144	17731														PUMP/UTPOL														30														12/11/2000													
FOP	408	35		143	3,978	13361														M H														125														12/01/1997													
FSP	247	40		99	2,754																																																								
UGR	1,152	45		518	14,409																																																								
UST	172	45		77	2,142																																																								
TOTALS 4,669			3,080			85,673			BLD DATE 03/04/1998 MO														LGL DATE														04/07/2025 MLU																								
EXTRA FEATURES			624 SW NORMA JEAN GLN, LAKE CITY														XF DATE														LAND DATE														AG DATE																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200																																													
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,584																																													
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																													
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900																																													
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900																																													
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200																																													
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200																																													
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700																																													
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																																													
10	0255	MBL HOME S	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																																													
LAND DESCRIPTION			TOTAL OB/XF 14,784																																																										
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.95	55,000.00	52,250.00	52,250																																												
REVIEW DATE 11/26/2024 BY TW Total Acres: 5.00 Total Land Value: 52,250 Market: 0 Agricultural: 0 Common: 52,250 PRINTED 11/19/2025 BY SYS																																																													