

LOT 3 HILLS OF HUNTSVILLE.
WD 1138-2317, CT 1172-1931, WD 1

JACKSON RICHARD B
479 NW MILO TER
LAKE CITY, FL 32055

2025

08-3S-16-02032-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	8316.0100 1.00/	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,950	122.3775	137.06	404,327	2024	2024		0	0	0.00	100.00
1 SINGLE FAM - 0% - 2025												
Heated Area: 2555												
HX Base Yr												
TOTALS	3,813			2,950	404,327							

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2025	1,560	213,814
FOP	80	30	2025	24	3,289
FOP	464	30	2025	139	19,051
FOP	644	30	2025	193	26,453
FST	25	55	2025	14	1,919
FST	45	55	2025	25	3,427
FUS	995	100	2025	995	136,375

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	7,534.00	UT	2.00	2.00	100	2018
2	0060	CARPORT F	0	0	21	18	378.00	UT	3.00	3.00	100	2018
3	0030	BARN, MT	0	0	40	20	1.00	UT	0.00	0.00	100	2018
4	0294	SHED WOOD/	0	0	12	12	120.00	UT	15.00	15.00	100	2018
5	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025

479 NW MILO TER, LAKE CITY				XF DATE				LAND DATE		04/07/2025		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
7,534.00	UT	2.00	2.00	100	2018	2018	3	100	15,068				
378.00	UT	3.00	3.00	100	2018	2018	3	100	1,134				
1.00	UT	0.00	0.00	100	2018	2018	3	100	25,000				
120.00	UT	15.00	15.00	100	2018	2018	3	100	1,800				
1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000				

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		404,327	
TOTAL MARKET OB/XF VALUE		45,002	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		504,329	
SOH/AGL Deduction		0	
ASSESSED VALUE		504,329	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		504,329	
TOTAL JUST VALUE		504,329	
NCON VALUE		406,327	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		93,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34187	SFR	948	06/27/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1476/1708	9/26/2022	WD	U	I	34
GRANTOR: WESTRIDGE INC					SALE PRICE
GRANTEE: JACKSON RICHARD B					55,000
1254/0314	4/25/2013	WD	U	V	12
GRANTOR: HOVALLEY INVESTMENT L					119,700
GRANTEE: WESTRIDGE INC (DEED)					

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=79,10] W58 S30 E46 N15 E12 N15 \$												
FUS=[YR=2025;ORIG=-29,-1] W46 S25 E5 S5 E7 N5 E9 S5 E4 N15												
E21 N15 \$												
FOP=[YR=2025;ORIG=79,25] W12 S15 W46 S8 E58 N23 \$												
FOP=[YR=2025;ORIG=21,2] E58 S8 W58 N8 \$												
FOP=[YR=2025;ORIG=-83,5] E8 S10 W8 N10 \$												
FST=[YR=2025;ORIG=-75,24] E5 S5 W5 N5 \$												
FST=[YR=2025;ORIG=-63,24] E9 S5 W9 N5 \$												