LOT 8 HILLS OF HUNTSVILLE.
WD 1138-2317, WD 1158-359, WD 11

HOME DISCOUNTERS, LLC
1002 DEL HARBOUR DR
DELRAY BEACH, FL 33483

2026

08-3S-16-02032-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

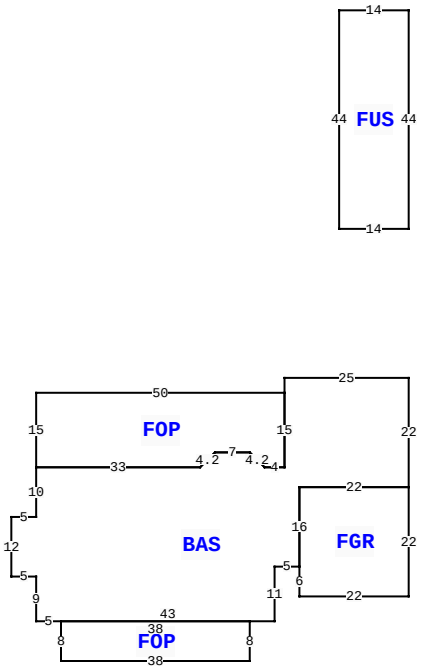
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	236,787
FGR	484	55		266	28,423
FOP	304	30		91	9,724
FOP	720	30		216	23,080
FUS	616	100		616	65,821
TOTALS	4,340			3,405	363,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,405	112.2387	125.71	428,043	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 2832 HX Base Yr



879 NW MILO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	363,837
TOTAL MARKET OB/XF VALUE	26,694
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	445,531
SOH/AGL Deduction	0
ASSESSED VALUE	445,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,531
TOTAL JUST VALUE	445,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26760	SFR	1,192	02/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/926	6/25/2025	CT	U	I	18	301,000
GRANTOR: CLERK OF COURT (MYERS						
GRANTEE: HOME DISCOUNTERS, L						
1196/0720	6/14/2010	WD	Q	I	01	235,000
GRANTOR: THOMAS H EAGLE						
GRANTEE: JOHN P MYERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S3 FOP= W50 S15 E33 R3 U3 E7 D3 R3 E4 N15$ S15 W4 L3 U3 W7 D3 L3 W33 S10 W5 S12 E5 S9 E5 FOP= S8 E38 N8 W38$ E43 N11 E5 FGR= S6 E22 N22 W22 S16$ N16 E22 N22$ PTR= N30 FUS= N44 W14 S44 E14$ S30$.

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	2010	2010	3	100	2,000	
2	0166	CONC,PAVMT	0	0	23	40	920.00	UT	2.25	2.25	100	2010	2010	3	100	2,070	
3	0166	CONC,PAVMT	0	0	0	0	2,820.00	UT	2.00	2.00	100	2013	2013	3	100	5,640	
4	0210	GARAGE U	0	0	24	26	624.00	UT	16.00	16.00	100	2013	2013	3	100	9,984	
5	0030	BARN,MT	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 26,694

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/04/2025 BY TP Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS