LOT 24 HILLS OF HUNTSVILLE.

WD 1138-2317, CT 1172-1931

LEFFLER CATHERINE
430 NW MILO TER
LAKE CITY, FL 32055

2026

08-3S-16-02032-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 01

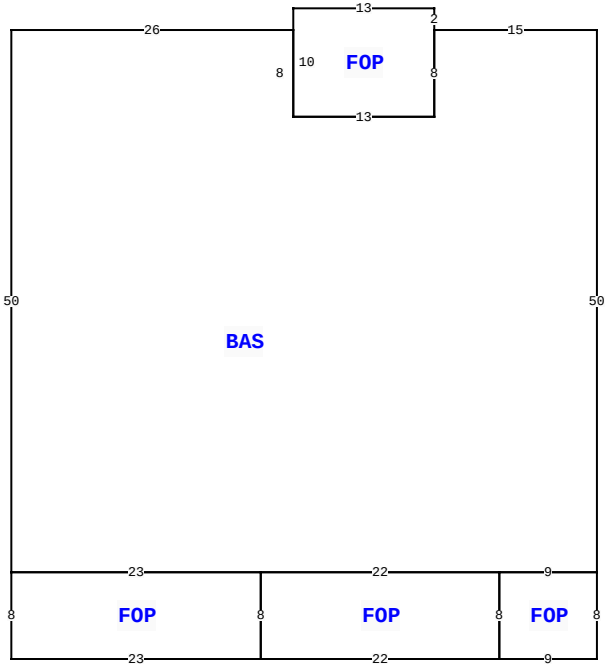
NEIGHBORHOOD/LOC 8316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100		2,596	266,593
FOP	72	30		22	2,260
FOP	130	30		39	4,005
FOP	176	30		53	5,443
FOP	184	30		55	5,648
TOTALS	3,158			2,765	283,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,765	113.9040	127.57	352,731	2012	2012	0	0	0	19.50	80.50

1 SINGLE FAM 100% - 2013 Heated Area: 2596 HX Base Yr 2013



430 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		283,948
TOTAL MARKET OB/XF VALUE		20,700
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		316,768
SOH/AGL Deduction		85,305
ASSESSED VALUE		231,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,741
TOTAL JUST VALUE		355,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28663	SFR	777	06/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/2447	8/01/2009	WD	Q	V	01	64,900
GRANTOR: WESTRIDGE INC						
GRANTEE: CATHERINE LEFFLER						
1172/1931	4/22/2009	CT	U	V	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N2 W13 S10 E13 N8$ S8 W13 N8 W26 S50 FOP= S8 E23 N8 W23$ E23 FOP= S8 E22 N8 W22$ E22 FOP= S8 E9 N8 W9$ E9 N50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 20,700

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	100		A-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	55,000.00	55,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	0.80	LT		1.00	1.00	1.00	50,000.00	50,000.00	40,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.00 Total Land Value: 12,120 Market: 40,000 Agricultural: 1,120 Common: 11,000 PRINTED 11/17/2025 BY SYS