

TODD SEAN H SR/TODD HILLARY L
203 NW MILO TER
LAKE CITY, FL 32055

08-3S-16-02032-204

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Exterior Wall00N/A 0

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 100

Interior Floo00N/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Condition Adj Kitchen Adj0303 100
0101 100

Quality0707

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC8316.01001.00/

TOTALS3,2992,758364,986

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,758121.8140136.43376,274202220220003.0097.00

SINGLE FAM 100% - 2025Heated Area: 2304HX Base Yr 2025

FOP 2023BAS 2023FGR 2023

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTAL OB/XF8,100

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10104GENERATOR0100001.00UT6,000.006,000.0010020232022804,800

20166CONC, PAVMT0100001,100.00UT3.003.00100202320221003,300

TOTAL OB/XF8,100

COLUMBIA COUNTY PROPERTYVALUATION SUMMARYSTANDARDTax Group: 3Tax Dist:BUILIDNG MARKET VALUE364,986TOTAL MARKET OB/XF VALUE8,100TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE428,086SOH/AGL Deduction279,285ASSESSED VALUE148,801TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE98,079TOTAL JUST VALUE428,086NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE432,149SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / RSND SALE PRICE1340/16797/13/2017WD U V 4055,000GRANTOR: WESTRIDGE INCGRANTEE: SEAN H SR & HILLARY1274/09815/06/2014WD U V 1249,000GRANTOR: JESUS RICARDO & NANCYGRANTEE: WESTRIDGE INCBUILDING NOTESBAS=[YR=2023;ORIG=61,20] W18 S5 W18 N10 W12 N3 W16 S35 E10 S9 E19 S2 E22 N6 E13 N32 \$FGR=[YR=2023;ORIG=21,56] W14 N9 W10 S30 E12 S2 E12 N23 \$FOP=[YR=2023;ORIG=48,15] W23 S10 E18 N5 E5 N5 \$FOP=[YR=2023;ORIG=48,58] W22 S9 E9 N2 E13 N7 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRES5.64Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 11/18/2025 BY SYS