BEG SW COR OF SE1/4 OF SW1/4 OF
422.38 FT TO S R/W CR-240 BEING
RUN E'LY ALONG CURVE 54.14 FT TO

MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

12-5S-16-03592-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

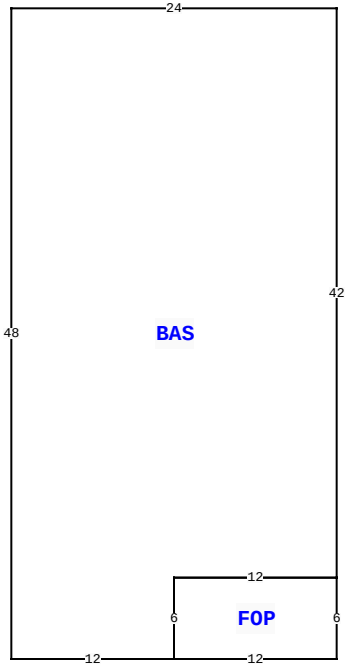
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	74,602
FOP	72	30		22	1,520
TOTALS	1,152			1,102	76,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	94.8845	106.27	117,110	1930	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



4270 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,122
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,850
TOTAL MARKET VALUE	87,972
SOH/AGL Deduction	0
ASSESSED VALUE	87,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,972
TOTAL JUST VALUE	87,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,143

SALE:6:1: .79 AC PLUS IMP

SALE:5:1: .79 AC WITH IMP

SALE:4:1: 0.79 AC $.70 STAMPS

SALE:3:1: STRANGE IT SHOULD SELL SO LOW-INQUIRY MA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/2661	11/23/2015	WD	U	I	11	100
GRANTOR: JACOB SPARKS						
GRANTEE: MILLENIA CAPITAL, I						
1304/2659	9/18/2015	WD	U	I	11	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: JACOB SPARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S48 E12 FOP= E12 N6W12 S6$ N6 E12 N42$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.79	AC		1.00	1.00	1.00	15,000.00	15,000.00	11,850							

REVIEW DATE 09/19/2019 BY KR Total Acres: 0.79 Total Land Value: 11,850 Market: 0 Agricultural: 0 Common: 11,850 PRINTED 11/21/2025 BY SYS