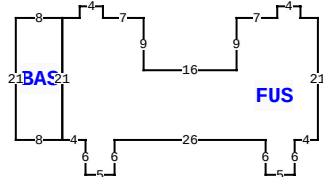


O'NEAL JOHN W/O'NEAL DANETTE
P O BOX 2166
LAKE CITY, FL 32056-2166

16-4S-17-08387-104

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 60	0100	01	4,169	133.5852	149.62	623,766	1996	1996	0	0	0	31.90	68.10	VALUATION BY STANDARD													
Exterior Wall	31	VINYL SID 40	1 SINGLE FAM 100% - 2007 Heated Area: 3706 HX Base Yr 2007														Tax Group: 2 Tax Dist:												
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE 424,785												
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE 61,286												
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET 70,000												
Interior Floor	14	CARPET 80															TOTAL MARKET VALUE 556,071												
Interior Floor	15	HARDTILE 20															SOH/AGL Deduction 167,731												
Air Condition	03	CENTRAL 100															ASSESSED VALUE 388,340												
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Bedrooms	3	100															BASE TAXABLE VALUE 337,618												
Bathrooms	3.5	100															TOTAL JUST VALUE 556,071												
																	NCON VALUE 0												
Frame	01	NONE 100	INCOME VALUE																										
Stories	2.	100	PREVIOUS YEAR MKT VALUE 562,932																										
Architectual	05	CONV 100																											
Units	0	100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	08	08																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA	06																										
NEIGHBORHOOD/LOC	16417.100	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	168	100		168	17,118																								
BAS	347	100		347	35,356																								
BAS	2,335	100		2,335	237,916																								
FOP	120	30		36	3,668																								
FOP	667	30		200	20,378																								
FSP	568	40		227	23,129																								
FUS	856	100		856	87,219																								
TOTALS	5,061			4,169	424,785																								
EXTRA FEATURES					221 SE MILL CREEK CT, LAKE CITY										BLD DATE					LGL DATE					04/03/2025 MLU				
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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													
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200													
2	0166	CONC, PAVMT	0	100	8	51	408.00	UT	1.50	1.50	100	1996	1996	3	100	612													
3	0260	PAVEMENT-A	0	100	0	0	8,856.00	UT	1.10	1.10	100	2004	2004	3	100	9,742													
4	0166	CONC, PAVMT	0	100	0	0	1,116.00	UT	2.00	2.00	100	2004	2004	3	100	2,232													
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	40,800													
6	0294	SHED WOOD/	0	100	14	20	280.00	UT	11.00	11.00	100	2010	2010	3	100	3,080													
7	0060	CARPORT F	0	100	24	30	720.00	UT	3.50	3.50	100	2010	2010	3	100	2,520													
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500													
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400													
10	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200													
LAND DESCRIPTION					TOTAL OB/XF 61,286																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000												