LOT 6 BLOCK C MILL CREEK S/D.
780-1709, 854-2430,

ORTIZ MIGUEL A/RODRIGUEZ JULIA E
311 SE MILL CREEK CT
LAKE CTIY, FL 32025

2026

16-4S-17-08387-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

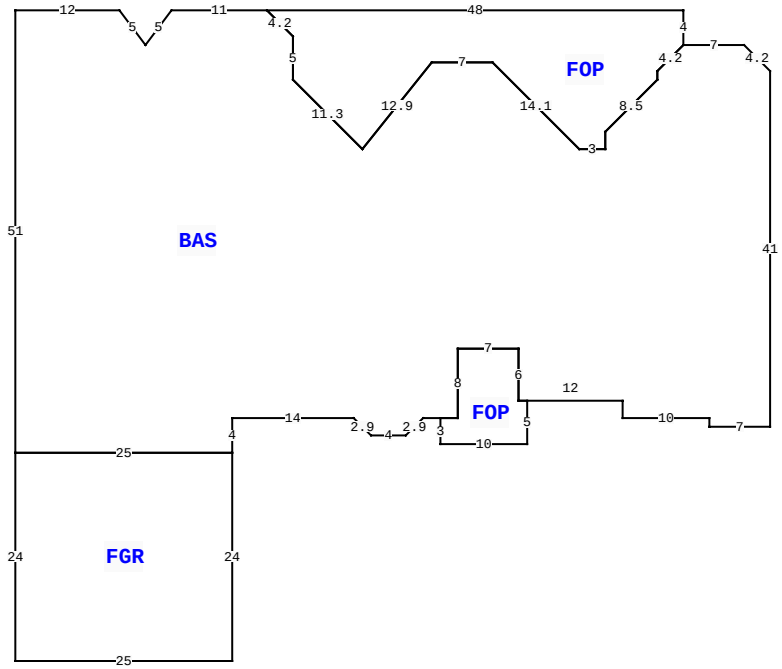
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	3,601	100		3,601	328,187
FGR	600	55		330	30,076
FOP	88	30		26	2,370
FOP	471	30		141	12,851
TOTALS	4,760			4,098	373,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,098	112.5200	126.02	516,430	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 100% - 1999 Heated Area: 3601 HX Base Yr 1999



311 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		373,482
TOTAL MARKET OB/XF VALUE		28,652
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		430,134
SOH/AGL Deduction		134,388
ASSESSED VALUE		295,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,024
TOTAL JUST VALUE		430,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,453

SALE:2:1: LOT 6 BLK C MILL CREEK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14038	POOL	0	05/21/1998
13753	SFR	570	03/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0854/2430	3/04/1998	WD	Q	V		30,000
GRANTOR: FARLEY						
GRANTEE: ORTIZ & RODRIGUEZ						
0780/1709	9/15/1993	WD	Q	V		32,900
GRANTOR: EVERETT ROGERS						
GRANTEE: ROBERT L FARLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S51 FGR= S24 E25 N24 W25$ E25 N4 E14 D2 R2 E4 R2 U2 E2 FOP= S3 E10 N5 W1 N6 W7 S8 W2$ E2 N8 E7 S6 E12 S2 E10 S1 E7 N41 U3 L3 W7 FOP= N4 W48 R3 D3 S5 R8 D8 U10 R8 E7 R10 D10 E3 N2 U6 R6 N1 U3 R3 $ L3 D3 S1 L6 D6 S2 W3 U10 L10 W7 L8 D10 U8 L8 N5 U3 L3 W11 L3 D4 U4 L3 $.

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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
2	0264	PRCH,FSP	0	100	28	48	1,344.00	UT	4.00	4.00	100	1998	1998	3	100	5,376	
3	0166	CONC,PAVMT	0	100	0	0	832.00	UT	1.50	1.50	100	1998	1998	3	100	1,248	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	4,328.00	UT	1.50	1.50	100	1998	1998	3	100	6,492	

LAND DESCRIPTION

TOTAL OB/XF 28,652

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/01/2017 BY DF Total Acres: 4.11 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/30/2025 BY SYS