COMM AT NE COR OF SEC, W 345 FT,
FOR POB E 169.81 FT, S 223.18 FT
S 264.98 FT, W 189.96 FT, N 488.

FREE GARY K/FREE JEANNIE M
384 SE MILL CREEK CT
LAKE CITY, FL 32025-3911

2026

17-4S-17-08397-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

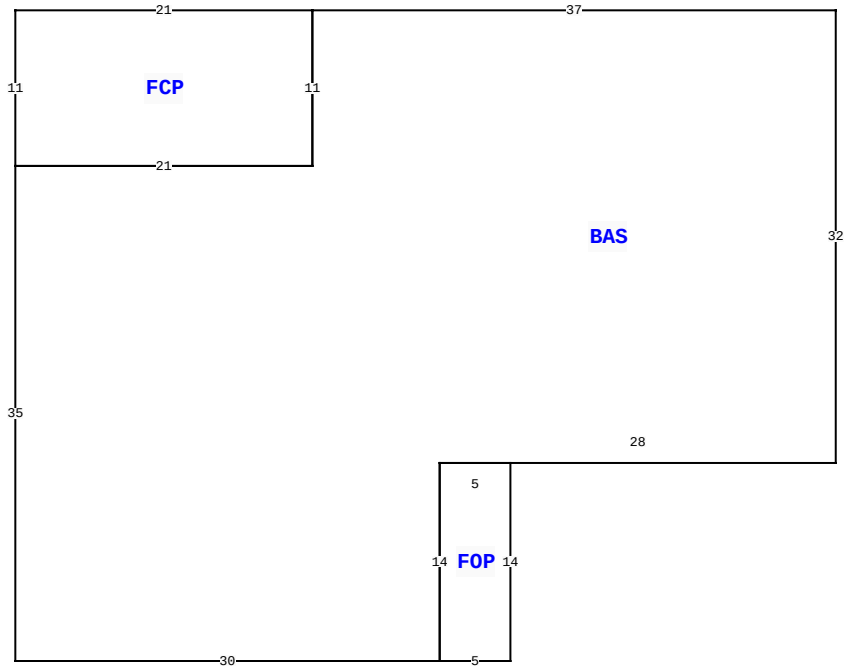
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 60
Exterior Wall	21	STONE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100		2,045	177,481
FCP	231	25		58	5,034
FOP	70	30		21	1,823
TOTALS	2,346			2,124	184,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	119.2130	133.52	283,596	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2045 HX Base Yr 2021



384 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,337
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		26,260
TOTAL MARKET VALUE		217,797
SOH/AGL Deduction		70,846
ASSESSED VALUE		146,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,229
TOTAL JUST VALUE		217,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1844	7/02/2020	WD	Q	I	01	195,000
GRANTOR: ANDREW & KACEY SCHRAD						
GRANTEE: GARY K & JEANNIE M						
1285/0629	11/04/2014	WD	U	I	12	89,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: ANDREW & KACEY SCHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FCP= W21 S11 E21 N11$ S11 W21 S35 E30 FOP= E5 N14 W5 S14$ N14 E28 N32$.

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	0	0	3	100	1,200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	2.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,260							

REVIEW DATE 05/03/2017 BY BC Total Acres: 2.02 Total Land Value: 26,260 Market: 0 Agricultural: 0 Common: 26,260 PRINTED 11/10/2025 BY SYS