

LOT 3 BLOCK B MILL CREEK S/D.
754-227, 755-1142, 874-230, FJ 1

TATEM MICHAEL A/TATEM JUDY
260 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

17-4S-17-08397-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	17417.010	1.00/
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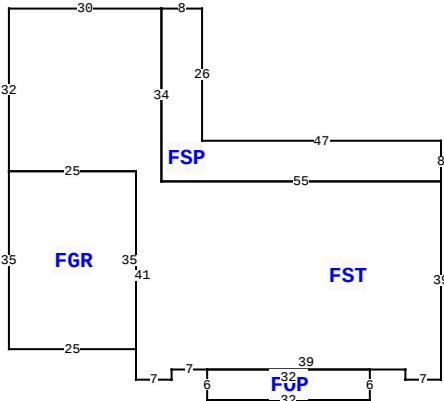
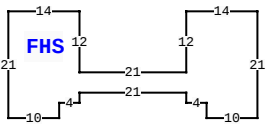
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	875	55		481	50,900
FHS	648	60		389	41,165
FOP	192	30		58	6,138
FSP	648	40		259	27,408
FST	3,218	55		1,770	187,305

TOTALS	5,581			2,957	312,915
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	2,696.00	UT	1.50
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00
3	0282	POOL ENCL	0	100	25	47	1,175.00	UT	15.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
5	0080	DECKING	0	100	0	0	1.00	UT	0.00
6	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,957	132.3284	148.21	438,257	1999	1999		0	0	28.60	71.40	
1 SINGLE FAM				100% - 2019	Heated Area: 648				HX Base Yr 2019				



260 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		312,915	
TOTAL MARKET OB/XF VALUE		21,584	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		352,999	
SOH/AGL Deduction		90,629	
ASSESSED VALUE		262,370	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		211,648	
TOTAL JUST VALUE		352,999	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16667	POOL	170	02/28/2000
15360	SFR	585	04/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/2428	8/30/2018	WD	Q	I	01	270,000
GRANTOR: DENNIS P TURNER						
GRANTEE: MICHAEL A & JUDY TA						
1064/2451	11/04/2005	WD	Q	I	06	0
GRANTOR: STACEY S TURNER (DIVO)						
GRANTEE: DENNIS P TURNER						

BUILDING NOTES									
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BUILDING DIMENSIONS
FST= W30 S32 FGR= S35 E25 N35 W25\$ E25 S41 E7 N2 E7 FOP= S6 E32 N6 W32\$ E39 S2 E7 N39 FSP= N8 W47 N26 W8 S34 E55\$ W55 N34\$ PTR= N30 FHS= N21 W14 S12 W21 N12 W14 S21 E10 N3 E4 N2 E21 S2 E4 S3 E10\$ S30\$.