LOT 6 BLOCK B MILL CREEK S/D.
754-021, 866-2274, WD 1037-2521.

VINSON MICHAEL D/VINSON GWENDOLYN
342 SE MILL CREEK CT
LAKE CITY, FL 32025

2025

17-4S-17-08397-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

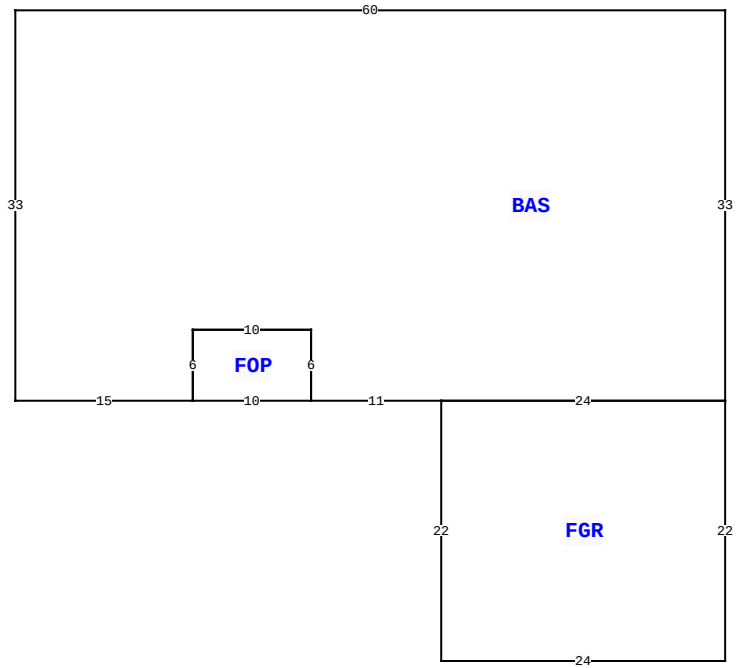
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	167,357
FGR	528	55		290	25,278
FOP	60	30		18	1,569
TOTALS	2,508			2,228	194,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	121.0968	130.78	291,378	1990	1995	0	0	0	33.35	66.65

1 SINGLE FAM – 100% - 2006 Heated Area: 1920 HX Base Yr 2006



342 SE MILL CREEK CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,203
TOTAL MARKET OB/XF VALUE		10,984
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		223,687
SOH/AGL Deduction		61,024
ASSESSED VALUE		162,663
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,941
TOTAL JUST VALUE		223,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,555

SALE:2:1: LOT 6, BLOCK B, MILL CREEK

SALE:1:1: LOT 6 BLOK B MILL CREEK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045566	Roof Replacement	25,387	09/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1037/2521	2/10/2005	WD	Q	I		175,000
GRANTOR: JAMES V & CAROLYN V S						
GRANTEE: MICHAEL D & GWENDOL						
0866/2274	9/30/1998	WD	Q	I		113,000
GRANTOR: SANDLIN						
GRANTEE: STREER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S33 E15 FOP= E10 N6 W10 S6$ N6 E10 S6 E11 FGR= S22 E24 N22 W24$ E24 N33$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	27	25	675.00	UT	2.00	2.00	100	0	0	3	100	1,350	
3	0166	CONC,PAVMT	0	100	10	85	850.00	UT	2.00	2.00	100	0	0	3	100	1,700	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	
5	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320	
6	0060	CARPORT F	0	100	12	24	288.00	UT	3.00	3.00	100	1993	1993	3	100	864	

LAND DESCRIPTION

TOTAL OB/XF 10,984

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	18,500.00	18,500.00	18,500							

REVIEW DATE 12/21/2022 BY JS Total Acres: 0.56 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 04/28/2025 BY SYS