LOT 7 BLOCK B MILL CREEK S/D.

758-817, 793-1442, 907-2100, WD

WYNNE CAROLYN M
370 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

17-4S-17-08397-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

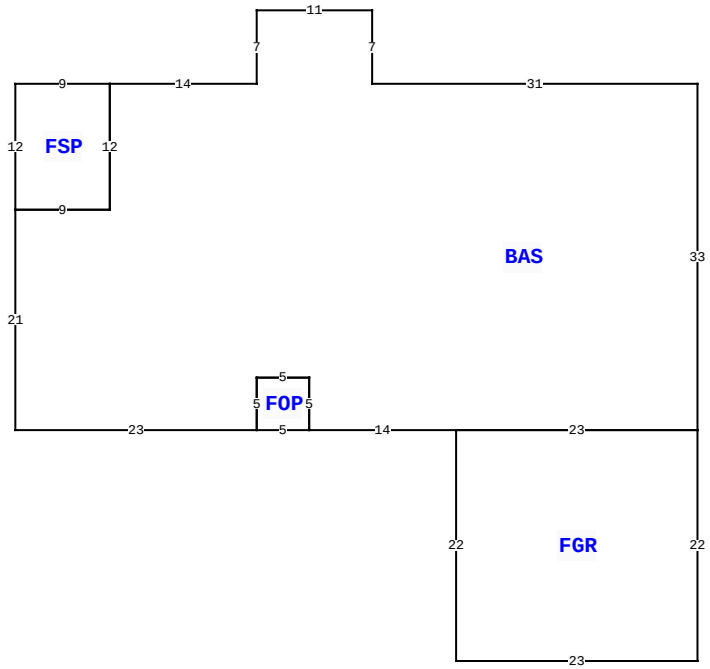
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,089	100		2,089	183,912
FGR	506	55		278	24,475
FOP	25	30		8	704
FSP	108	40		43	3,786
TOTALS	2,728			2,418	212,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,418	120.0078	134.41	325,003	1990	1995	0	0	0	34.50	65.50

1 SINGLE FAM 100% - 2005 Heated Area: 2089 HX Base Yr 2005



370 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		212,877
TOTAL MARKET OB/XF VALUE		24,165
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		255,542
SOH/AGL Deduction		67,229
ASSESSED VALUE		188,313
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		132,591
TOTAL JUST VALUE		255,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,849

SALE:2:1: LOT 7 BLK B MILL CREEK S/D

SALE:1:1: LOT 7 BLOCK B MILL CREEK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10175	POOL	89	09/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1032/1231	12/07/2004	WD	Q	I		175,000
GRANTOR: BEARDSLEY						
GRANTEE: WYNNE						
0907/2100	8/04/2000	WD	Q	I		125,000
GRANTOR: MAXSON'S						
GRANTEE: BEARDSLEY'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 N7 W11 S7 W14 FSP= W9 S12 E9 N12$ S12 W9 S21 E23
FOP= E5 N5 W5 S5$ N5 E5 S5 E14 FGR= S22 E23 N22 W23$ E23
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	24	33	792.00	UT	2.00	2.00	100	0	0	3	100	1,584	
3	0166	CONC,PAVMT	0	100	54	20	1,080.00	UT	2.00	2.00	100	0	0	3	100	2,160	
4	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	1995	1995	3	40	10,976	
5	0166	CONC,PAVMT	0	100	0	0	830.00	UT	2.00	2.00	100	1995	1995	3	100	1,660	
6	0120	CLFENCE 4	0	100	0	0	290.00	UT	2.50	2.50	100	1995	1995	3	100	725	
7	0282	POOL ENCL	0	100	20	38	760.00	UT	15.00	15.00	100	2013	2013	3	40	4,560	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 24,165

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 05/03/2017 BY BC Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS