LOT 3 BLOCK C MILL CREEK S/D.
816-708, 827-871, 837-685, WD 14

CODY SCOTT GLENN
159 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

17-4S-17-08397-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

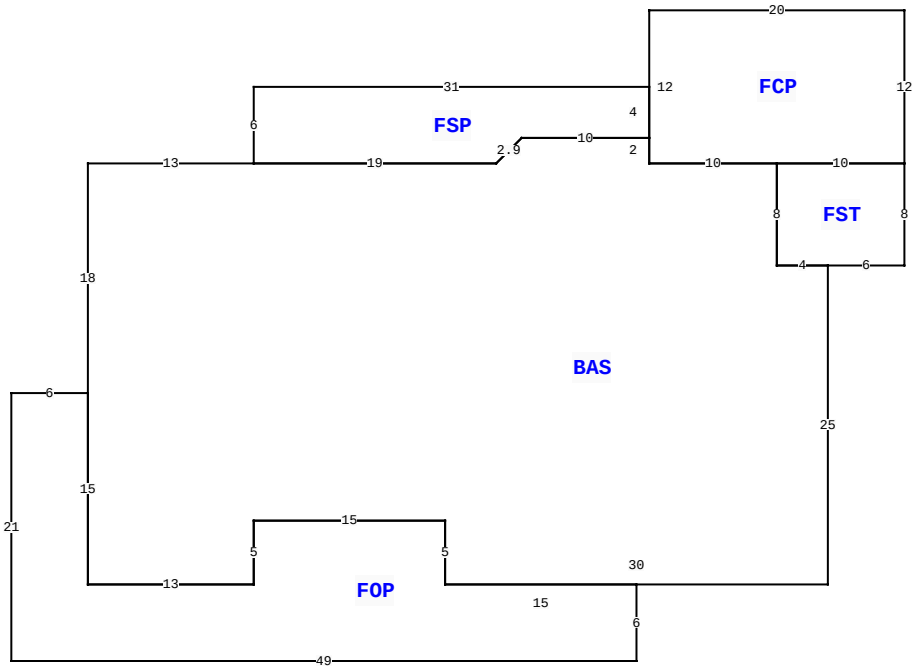
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,829	100		1,829	184,224
FCP	240	25		60	6,044
FOP	459	30		138	13,900
FSP	164	40		66	6,648
FST	80	55		44	4,432
TOTALS	2,772			2,137	215,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	138.3574	154.96	331,150	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1829 HX Base Yr 2023



159 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		215,248
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,198
SOH/AGL Deduction		302
ASSESSED VALUE		235,896
TOTAL EXEMPTION VALUE	HX HB 13	235,896
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11648	SFR	3,152	09/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1749	10/03/2022	WD	Q	I	01	300,000
GRANTOR: BUSSCHER GINA R						
GRANTEE: CODY SCOTT GLENN						
0827/0871	8/29/1996	WD	Q	V		12,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: GINA BUSSCHER						

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	1997	1997	3	100	2,000	
2	0166	CONC,PAVMT	0	100	12	25	300.00	UT	1.50	1.50	100	1997	1997	3	100	450	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S18 FOP= W6 S21 E49N6 W15 N5 W15 S5 W13 N15$ S15 E13 N5 E15 S5 E30 N25 FST= E6 N8 W10 S8 E4$ W4 N8 FCP= E10 N12 W20 S12 E10$ W10 N2 FSP= N4 W31 S6 E19 U2 R2 E10$ W10 L2 D2 W19$.

LAND DESCRIPTION

TOTAL OB/XF 2,450

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 01/10/2023 BY CP Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS