COMM NE COR OF SEC, S 608.82 FT, 469.83 FT, W 32.34 FT, W 619.15 DEG W 269.03 FT, E 289.60 FT TO

GLOVER KATHERINE MILLKIN/GLOVER PHILIP
1903 SW STATE ROAD 47
LAKE CITY, FL 32025

2026

18-4S-17-08451-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

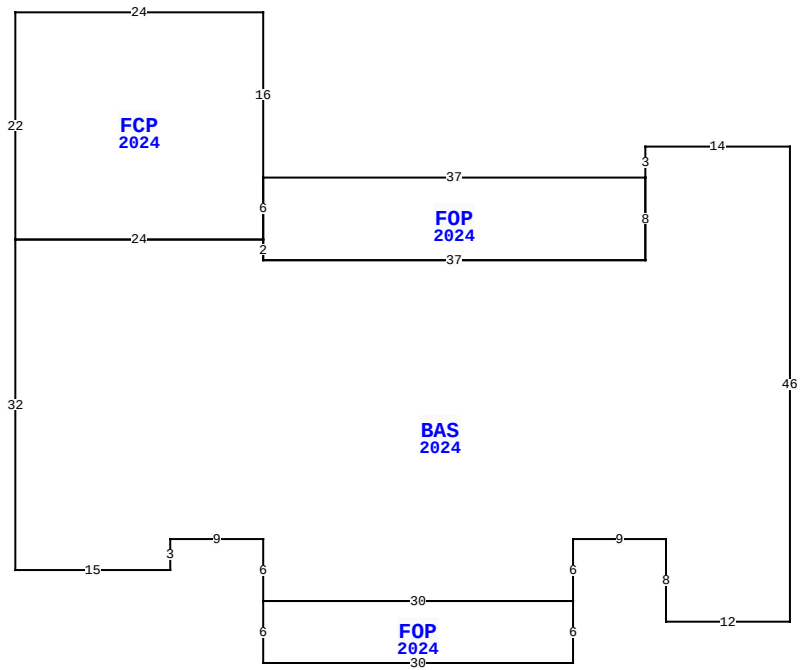
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,548	100	2024	2,548	316,550
FCP	528	25	2024	132	16,399
FOP	180	30	2024	54	6,709
FOP	296	30	2024	89	11,057
TOTALS	3,552			2,823	350,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	113.1900	126.77	357,872	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2548 HX Base Yr 2024



1903 SW STATE ROAD 47, 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		350,715
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		17,800
TOTAL MARKET VALUE		369,775
SOH/AGL Deduction		44,686
ASSESSED VALUE		325,089
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		269,367
TOTAL JUST VALUE		369,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046059	New Residential C	442,900	12/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1406	4/28/2022	WD	U	V	11	0

GRANTOR: MILLIKIN MICHAEL FRAN

GRANTEE: GLOVER KATHERINE MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S32 E15 N3 E9 S6 E30 N6 E9 S8 E12 N46 W14 S3 S8 W37 N2 W24 $
FCP=[YR=2024;ORIG=60,-12] S22 E24 N6 N16 W24 $
FOP=[YR=2024;ORIG=84,4] S6 S2 E37 N8 W37 $
FOP=[YR=2024;ORIG=84,45] S6 E30 N6 W30 $
.

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	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2024	2023		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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					1.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,800							

REVIEW DATE 12/07/2023 BY HC Total Acres: 1.78 Total Land Value: 17,800 Market: 0 Agricultural: 0 Common: 17,800 PRINTED 11/17/2025 BY SYS