LOT 18 CENTURY ESTATES.
502-63, 784-855, 792-1718,

GLENN STEPHEN TRUSTEE
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2026

18-4S-17-08467-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

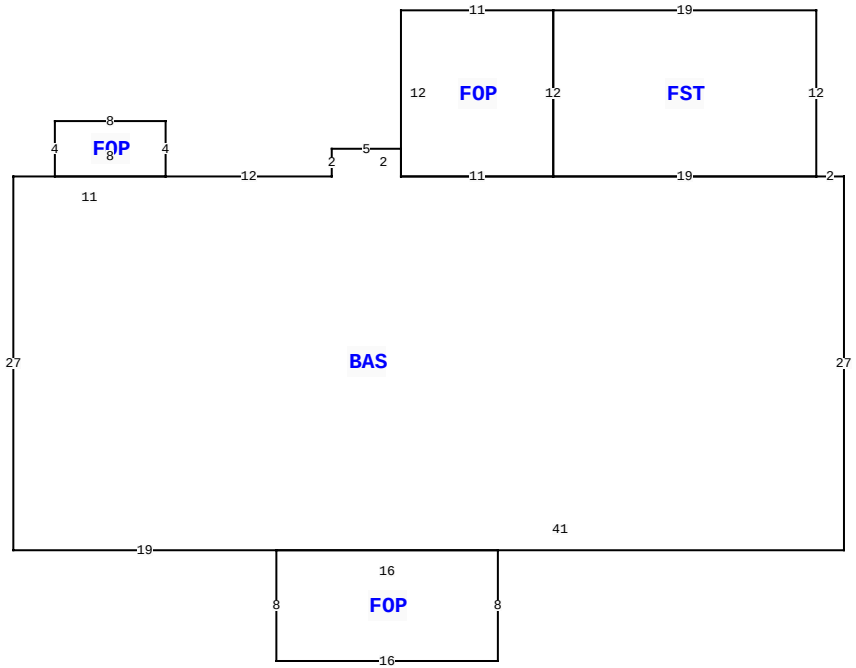
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	139,012
FOP	32	30		10	853
FOP	128	30		38	3,241
FOP	132	30		40	3,412
FST	228	55		125	10,660
TOTALS	2,150			1,843	157,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	112.8960	126.44	233,029	1994	1994	0	0	0	32.55	67.45

1 SINGLE FAM 0% - 0 Heated Area: 1630 HX Base Yr



121 SW MILLENNIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,178
TOTAL MARKET OB/XF VALUE	1,155
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	193,333
SOH/AGL Deduction	0
ASSESSED VALUE	193,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,333
TOTAL JUST VALUE	193,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,780

SALE:2:1: LOT 18 CENTURY ESTATES $.70 STAMPS

SALE:1:1: LOT 18 CENTURY ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40203	ELECTRICAL	0	07/23/2020
31620	MAINT/ALTR	50	12/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/2296	10/01/2019	WD	Q	I	01	130,000

GRANTOR: MONSTA CLOTHING COMPA

GRANTEE: STEPHEN GLENN TRUST

1281/2375	9/16/2014	WD	Q	I	01	95,000

GRANTOR: RUBEN C MORALES

GRANTEE: MONSTA CLOTHING COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FST= N12 W19 S12 E19$ W19 FOP= N12 W11 S12 E11$ W11 N2 W5 S2 W12 FOP= N4 W8 S4 E8$ W11 S27 E19 FOP= S8 E16 N8 W16$ E41 N27 $.

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	0	0	0	468.00	UT	1.40	1.40	100	0	0	3	100	655	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,155

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	0		CG	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/03/2020 BY BC Total Acres: 1.06 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS