BEG NW COR LOT 17 CENTURY ESTATE
E 125 FT, S 174.25 FT, W 125 FT,
FT TO POB. (A PART OF LOT 17 CEN

MRT OF LAKE CITY INC
P O BOX 2241
LAKE CITY, FL 32056

2026

18-4S-17-08467-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

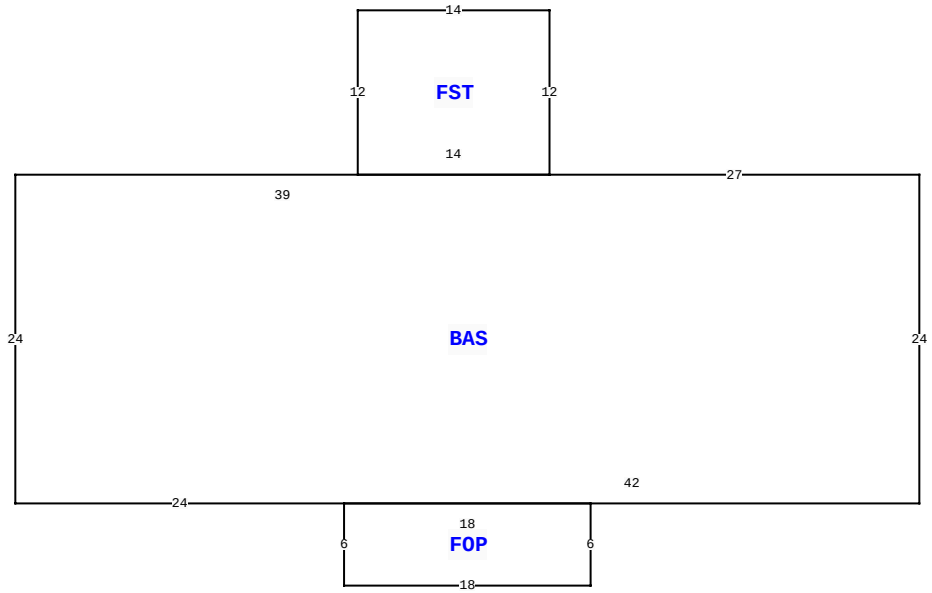
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,584	100		1,584	88,988
FOP	108	30		32	1,798
FST	168	55		92	5,168
TOTALS	1,860			1,708	95,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,708	118.0200	100.32	171,347	1981	1981	0	0	0	44.00	56.00

1 DUPLEX 0% - 0 Heated Area: 1584 HX Base Yr



124 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	95,954
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	132,154
SOH/AGL Deduction	0
ASSESSED VALUE	132,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,154
TOTAL JUST VALUE	132,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1164/0066	12/16/2008	WD	Q	I	01	110,000
GRANTOR: ANN SMITHEY LIV TRUST						
GRANTEE: MRT OF LAKE CITY IN						
0992/0443	8/11/2003	WD	Q	I	03	100
GRANTOR: ANN SMITHEY						
GRANTEE: ANN SMITHEY LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FST= N12 W14 S12 E14$ W39 S24 E24 FOP= S6 E18 N6 W18$ E42 N24$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/09/2017 BY BC Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS