LOT 28 HIGH POINTE S/D.
WD 1170-733, WD 1518-1114,

MILLS JOHN III/MILLS LAURA MARIE
171 NW ANSLEY PL
LAKE CITY, FL 32055

2025

20-3S-16-02202-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

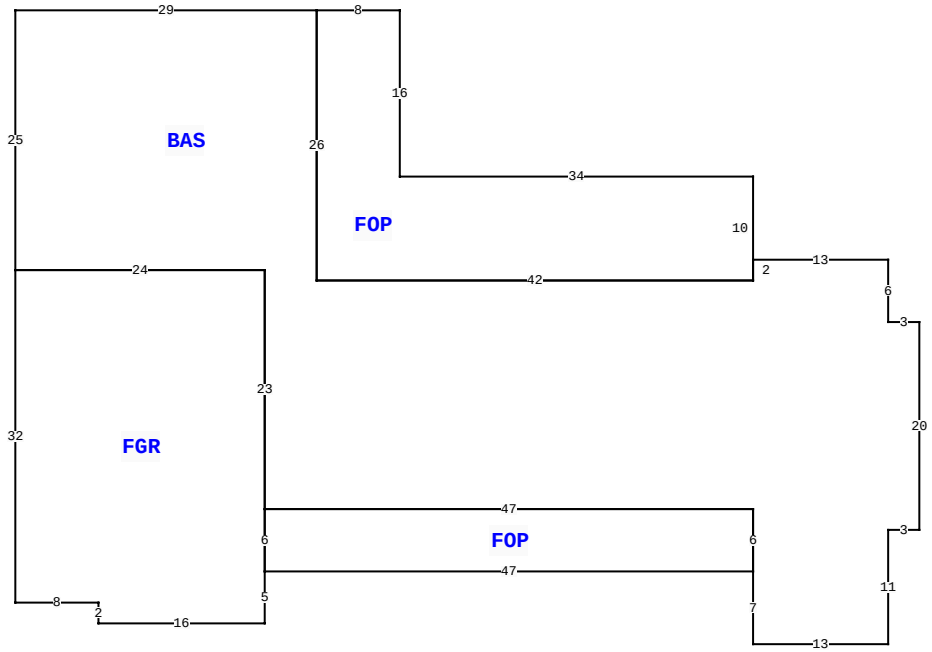
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100		2,305	332,161
FGR	800	55		440	63,406
FOP	282	30		85	12,249
FOP	548	30		164	23,633
TOTALS	3,935			2,994	431,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,994	129.9606	145.56	435,807	2021	2023	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2305 HX Base Yr



171 NW ANSLEY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	431,449
TOTAL MARKET OB/XF VALUE	34,129
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	520,578
SOH/AGL Deduction	0
ASSESSED VALUE	520,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	520,578
TOTAL JUST VALUE	520,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40697	POOL	0	10/12/2020
39492	SFR	0	03/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1114	7/01/2024	WD	Q	I	01	690,000
GRANTOR: KARLTON MATTHEW B						
GRANTEE: MILLS JOHN III						
1170/0733	3/31/2009	WD	Q	V	01	42,900
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: MATTHEW B & LYNDI M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,30] S25 E24 S23 E47 S6 S7 E13 N11 E3 N20 W3 N6 W13 S2 W42 N26 W29 $
FGR=[ORIG=80,55] S32 E8 S2 E16 N5 N6 N23 W24 $
FOP=[ORIG=109,30] S26 E42 N10 W34 N16 W8 $
FOP=[ORIG=104,78] S6 E47 N6 W47 $
.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021		100	2,500	
2	0166	CONC,PAVMT	0	0	0	0	852.00	UT	2.00	2.00	100	2021	2021		100	1,704	
3	0280	POOL R/CON	0	0	30	15	450.00	UT	70.00	70.00	100	2021	2021		95	29,925	

LAND DESCRIPTION

TOTAL OB/XF 34,129

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/11/2024 BY TP Total Acres: 1.59 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/20/2025 BY SYS