COMM NE COR OF SE1/4 OF SW1/4,
RUN W 187.76 FT FOR POB, CONT
W 187.76 FT, S 258.09 FT, E

MCMILLAN CECIL W
300 SW VILLA COURT
LAKE CITY, FL 32024

2026

21-4S-16-03081-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

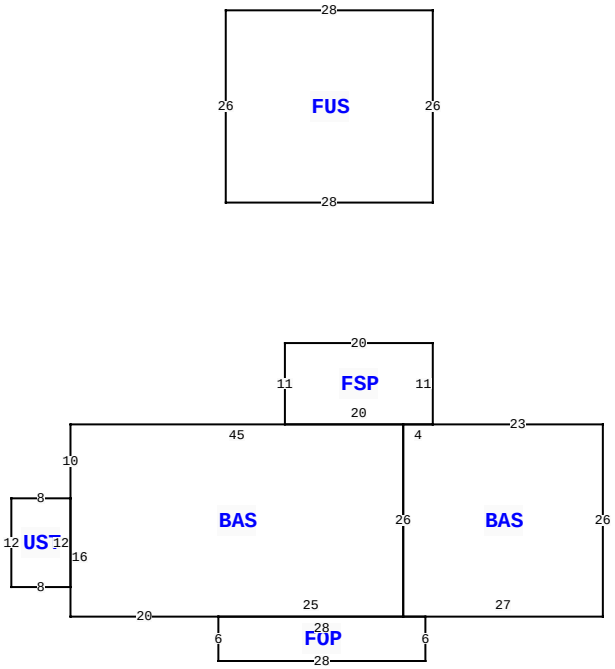
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	21416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	702	100		702	58,676
BAS	1,170	100		1,170	97,793
FOP	168	30		50	4,180
FSP	220	40		88	7,355
FUS	728	100		728	60,849
UST	96	45		43	3,594
TOTALS	3,084			2,781	232,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	114.8112	128.59	357,609	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2600 HX Base Yr



300 SW VILLA 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: 3	Tax Dist:	
BUILDING MARKET VALUE		232,446
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		38,850
TOTAL MARKET VALUE		274,371
SOH/AGL Deduction		136,755
ASSESSED VALUE		137,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,894
TOTAL JUST VALUE		274,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0577/0239	11/01/1985	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						
0485/0275	3/01/1982	WD	Q	I		59,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N11 W20 S11 E20$ BAS= W4 BAS= W45 S10 UST= W8 S12 E8 N12$ S16 E20 FOP= S6 E28 N6 W28$ E25 N26 $ S26 E27 N26 W23$ PTR=N30 FUS= N26 W28S26 E28$ S30$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	75	1993	1993	3	75	525	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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		A-1	0.00	0.00	1.11	LT		1.00	1.00	1.00	35,000.00	35,000.00	38,850							

REVIEW DATE 04/08/2025 BY JB Total Acres: 1.11 Total Land Value: 38,850 Market: 0 Agricultural: 0 Common: 38,850 PRINTED 11/19/2025 BY SYS