LOT 19 WINGATE ESTATES.
ORB 1064-001, WD 1169-1936

MILLS RICHARD T/MILLS LEIGH ANN
194 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

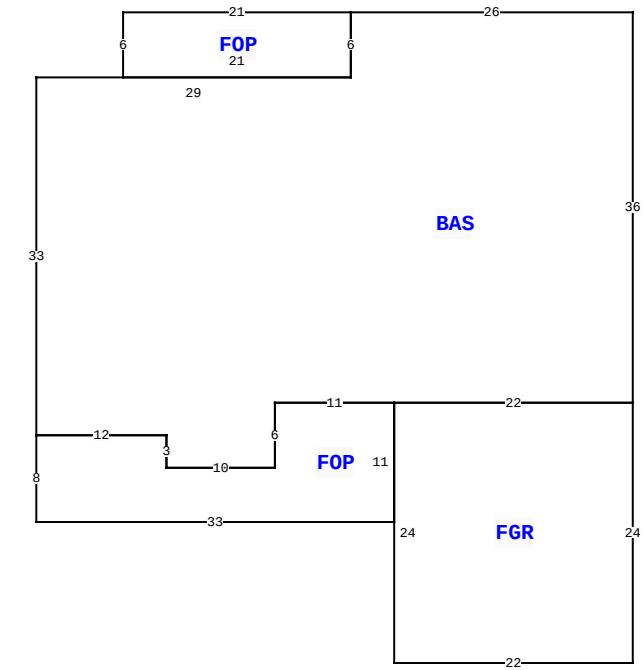
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 21416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	200,948
FGR	528	55		290	30,639
FOP	126	30		38	4,015
FOP	267	30		80	8,452
TOTALS	2,823			2,310	244,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	113.6520	127.29	294,040	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2010 Heated Area: 1902 HX Base Yr 2010



194 SW GRANITE 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		244,053
TOTAL MARKET OB/XF VALUE		5,319
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		284,372
SOH/AGL Deduction		105,415
ASSESSED VALUE		178,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,235
TOTAL JUST VALUE		284,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26940	SFR	833	04/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/1936	3/20/2009	WD	Q	I	01	199,000

GRANTOR: SLATE DEVELOPMENT LLC
GRANTEE: RICHARD & LEIGH ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W21 S6 E21 N6$ S6 W29 S33 FOP= S8 E33 N11 W11 S6 W10 N3 W12$ E12 S3 E10 N6 E11 FGR= S24 E22 N24 W22$ E22 N36$.

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	1,773.00	UT	3.00	3.00	100	2008	2008	3	100	5,319	

LAND DESCRIPTION

TOTAL OB/XF 5,319

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.93 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS