

(AKA LOT 35 BUIE'S TRACT UNREC)
BEG NW COR OF NE1/4 OF SE1/4, RU
TO NE COR OF NE1/4 OF SE1/4, RUN

MILTON JOHN B JR/MILTON ANITA K
P O BOX 2284
LAKE CITY, FL 32056

2026

24-4S-15-00384-006



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																									
Exterior Wall	19	COMMON BRK 70	0100	01	1,999	117.9520	132.11	264,088	1989	1989	0	0	0	35.00	65.00	VALUATION SUMMARY																								
Exterior Wall	12	CEDAR 30	1 SINGLE FAM 100% - 0													Heated Area: 1664 HX Base Yr																								
Roof Structure	03	GABLE/HIP 100															VALUATION BY												STANDARD											
Roof Cover	14	PREFIN MT 100															Tax Group: 3												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												171,657											
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE												8,641											
Interior Floo	06	VINYL ASB 10															TOTAL LAND VALUE - MARKET												76,000											
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE												191,758																									
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction												68,347																									
Bedrooms	3	100	ASSESSED VALUE												123,411																									
Bathrooms	2	100	TOTAL EXEMPTION VALUE												HX HB 50,722																									
Frame	01	NONE 100	BASE TAXABLE VALUE												72,689																									
Stories	1.	1. 100	TOTAL JUST VALUE												256,298																									
Architectual	05	CONV 100	NCON VALUE												0																									
Units	0	100	INCOME VALUE																																					
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE												256,298																									
Kitchen Adjus	01	01 100																																						
Quality	05	05																																						
DOR CODE	5000 IMPROVED AG																																							
MAP NUM			MKT AREA		02																																			
NEIGHBORHOOD/LOC	24415.010		1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,664	100		1,664	142,890																																			
FOP	128	30		38	3,263																																			
FOP	192	30		58	4,980																																			
FOP	416	30		125	10,734																																			
FST	180	55		99	8,501																																			
PTO	294	5		15	1,288																																			
TOTALS	2,874			1,999	171,657																																			
EXTRA FEATURES						577 SW TALL PINE CT, LAKE CITY												04/07/2025 MLU																						
L N	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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	350																								
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	350																								
3	0060	CARPORT F	0	100	26	24	624.00	UT	4.30	4.30	100	1993	1993	3	100	2,683																								
4	0294	SHED WOOD/	0	100	14	26	364.00	UT	4.50	4.50	100	1993	1993	3	100	1,638																								
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000																								
6	0040	BARN, POLE	0	100	20	27	540.00	UT	3.00	3.00	100	2005	2005	3	100	1,620																								
LAND DESCRIPTION																		TOTAL OB/XF 8,641																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500																							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960																							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500																							
REVIEW DATE 05/13/2025 BY KS Total Acres: 8.00 Total Land Value: 11,460 Market: 66,500 Agricultural: 1,960 Common: 9,500 PRINTED 11/19/2025 BY SYS																																								