COMM NE COR, RUN W 1176.97 FT FO
160.01 FT ALONG W R/W OF A 60 FT
FT, CONT SW 369.14 FT, CONT SW 2

COLLINS SCOTT C/COLLINS NENA D
P O BOX 2736
LAKE CITY, FL 32056-2736

2026

26-3S-16-02305-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

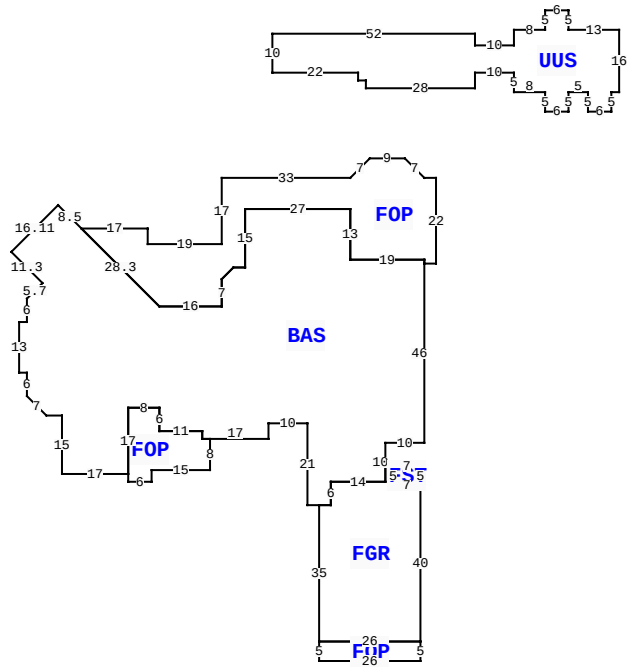
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,193	100		5,193	582,114
FGR	1,049	55		577	64,679
FOP	130	30		39	4,372
FOP	272	30		82	9,192
FOP	1,338	30		401	44,950
FST	35	55		19	2,129
UUS	1,228	50		614	68,827
TOTALS	9,245			6,925	776,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,925	123.5586	138.39	958,351	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 5193 HX Base Yr 2007



406 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		776,264
TOTAL MARKET OB/XF VALUE		71,769
TOTAL LAND VALUE - MARKET		153,500
TOTAL MARKET VALUE		1,001,533
SOH/AGL Deduction		224,884
ASSESSED VALUE		776,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		725,927
TOTAL JUST VALUE		1,001,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,012,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25609	POOL ENCL	175	03/12/2007
24864	POOL	255	08/14/2006
20545	SFR	845	03/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/2681	10/17/2006	WD	Q	I	06	100
GRANTOR: COLLINS						
GRANTEE: SCOTT & NENA COLLIN						
0872/0507	12/30/1998	WD	Q	V		103,000
GRANTOR: WORLEY						
GRANTEE: COLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N46 FOP= E3 N22 W3 L5 U5 W9 D5 L5 W33 S17 W19 N4 W17 D20 R20 E16 N7 R3 U3 E3 N15 E27 S13 E19 S1$ N1 W19 N13 W27 S15 W3 D3 L3 S7 W16 L20 U20 U6 L6 L12 D12 D8 R8 D4 L4 S6 W2 S13 E2 S6 R5 D5 E4 S15 E17 FOP= S2 E6 N3 E15 N8 W2 N2 W11 N6 W8 S17$ N17 E8 S6 E11 S2 E17 N4 E10 S21 E3 FGR= S35 FOP= S5 E26 N5 W26$ E26 N40 FST= N5 W7 S5 E7$ W7 N5 W2 S4 W14 S6 W3$ E3 N6 E14 N10 E10$ PTR= N90 E50 UUS= N16 W13 N5 W6 S5 W8 S4 W10 N3 W52 S10 E22 S2 E2 S2 E28 N4 E10 S5E8 S5 E6 N5 E5 S5 E6 N5 E2$ S90 W50$.

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	0083	DOCK-LAKE	0	100	0	0	752.00	UT	11.50	11.50	100	2006	2006	3	40	3,459	
2	0280	POOL R/CON	0	100	0	0	804.00	UT	56.00	56.00	100	2007	2007	3	54	24,313	
3	0166	CONC,PAVMT	0	100	0	0	9,985.00	UT	2.40	2.40	80	2007	2007	3	80	19,171	
4	0030	BARN,MT	0	0	22	25	550.00	UT	12.00	12.00	100	2007	2007	3	100	6,600	
5	0251	LEAN TO W/	0	100	10	22	220.00	UT	5.00	5.00	100	2007	2007	3	100	1,100	
6	0282	POOL ENCL	0	100	0	0	3,318.00	UT	12.00	12.00	100	2007	2007	3	40	15,926	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 71,769

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	0133	C	SFR LAKE	100		00	137.00	0.00	1.00	LT		1.00	1.00	1.00	121,500.00	121,500.00	121,500							
2	0000	C	VAC RES	100		00	137.00	0.00	2.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	32,000							

REVIEW DATE 05/23/2023 BY JB Total Acres: 4.06 Total Land Value: 153,500 Market: 0 Agricultural: 0 Common: 153,500 PRINTED 11/14/2025 BY SYS