COMM NE COR OF SW1/4 OF NE1/4, R
S APPROX 638.26 FT TO N R/W OF 6
RUN NW ALONG R/W APPROX 542.73 F

MIDDLETON J SCOTT/MIDDLETON PATRICIA A
P O BOX 1881
LAKE CITY, FL 32056

2026

26-3S-16-02306-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

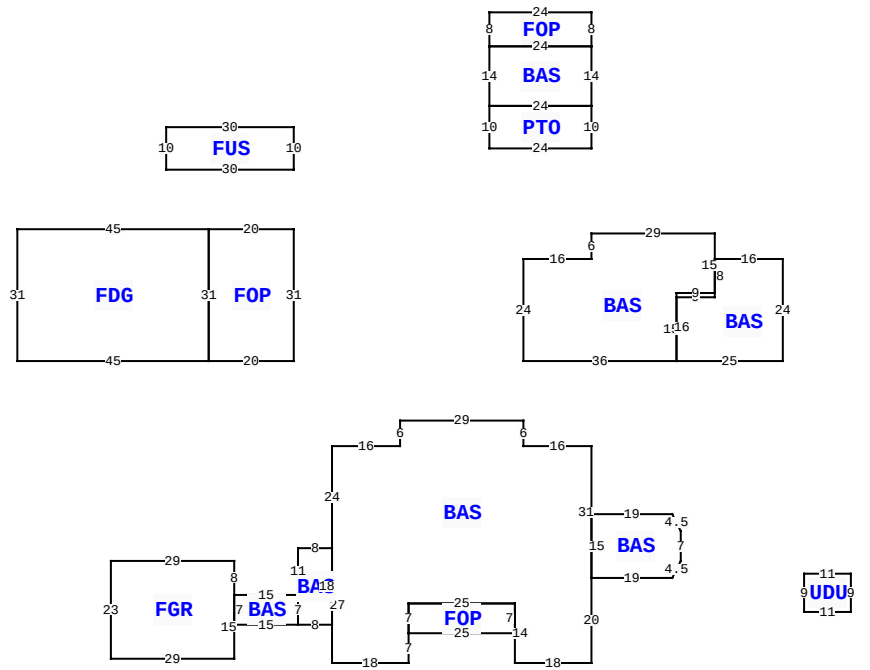
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	105	100		105	8,829
BAS	144	100		144	12,108
BAS	307	100		307	25,814
BAS	336	100		336	28,252
BAS	528	100		528	44,396
BAS	1,119	100		1,119	94,090
BAS	2,935	100		2,935	246,787
FDG	1,395	60		837	70,378
FGR	667	55		367	30,859
FOP	175	30		52	4,373
TOTALS	9,162			7,340	617,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,340	115.4979	129.36	949,502	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 5774 HX Base Yr 1998



** This building has 15 Sub-Areas

732 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		729,617
TOTAL MARKET OB/XF VALUE		44,307
TOTAL LAND VALUE - MARKET		388,260
TOTAL MARKET VALUE		1,162,184
SOH/AGL Deduction		354,120
ASSESSED VALUE		808,064
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		757,342
TOTAL JUST VALUE		1,162,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,165,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051420	Remodel	9,984	11/06/2024
17276	ADDN SFR	150	08/02/2000
15410	GARAGE	100	04/22/1999
15410	GARAGE	100	04/22/1999
14444	ADDN SFR	70	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0848	5/31/2018	WD	Q	V	03	85,000
GRANTOR: JOHN & DE-MARIE ROBER						
GRANTEE: SCOTT J & PATRICIA						
1315/1918	5/26/2016	WD	Q	V	01	83,000
GRANTOR: BRUCE & KATHRYN RIEND						
GRANTEE: JOHN & DE-MARIE ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 N6 W29 S6 W16 S24 S27 E18 N7 N7 E25 S14 E18 N20 N31 $

FDG=[ORIG=-90,-51] W45 S31 E45 N31 $
BAS=[ORIG=20,-20] N15 E9 N15 W29 S6 W16 S24 E36 $
FGR=[ORIG=-84,35] N8 W29 S23 E29 N15 $
FOP=[ORIG=-70,-20] N31 W20 S31 E20 $
BAS=[ORIG=20,-20] E25 N24 W16 S8 W9 S16 $

BAS=[ORIG=0,-80] N14 W24 S14 E24 $
BAS=[ORIG=0,31] E19 U4R2 N7 U4L2 W19 S15 $
FUS=[ORIG=-70,-65] N10 W30 S10 E30 $
PTO=[ORIG=0,-70] N10 W24 S10 E24 $

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	7,320.00	UT	1.50	1.50	100	1993	1993	3	100	10,980	
4	0166	CONC,PAVMT	0	100	0	0	3,333.00	UT	1.50	1.50	100	1999	1999	3	100	5,000	
5	0166	CONC,PAVMT	0	0	0	0	4,018.00	UT	1.50	1.50	100	2001	2001	3	100	6,027	
6	0167	DOOR,OHEAD	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	5,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 44,307

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	0.00	0.00	9.77	AC		1.00	1.00	1.00	27,500.00	27,500.00	268,675							
2	0000	C	VAC RES	100		00	0.00	0.00	2.73	AC		1.00	1.00	1.00	17,000.00	17,000.00	46,410							
3	9520	C	LAKE	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	73,000.00	73,000.00	73,000							
4	9500	C	SUBMERGED	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							

REVIEW DATE 05/23/2023 BY KB Total Acres: 15.14 Total Land Value: 388,260 Market: 0 Agricultural: 0 Common: 388,260 PRINTED 10/10/2025 BY SYS

COMM NE COR OF SW1/4 OF NE1/4, R
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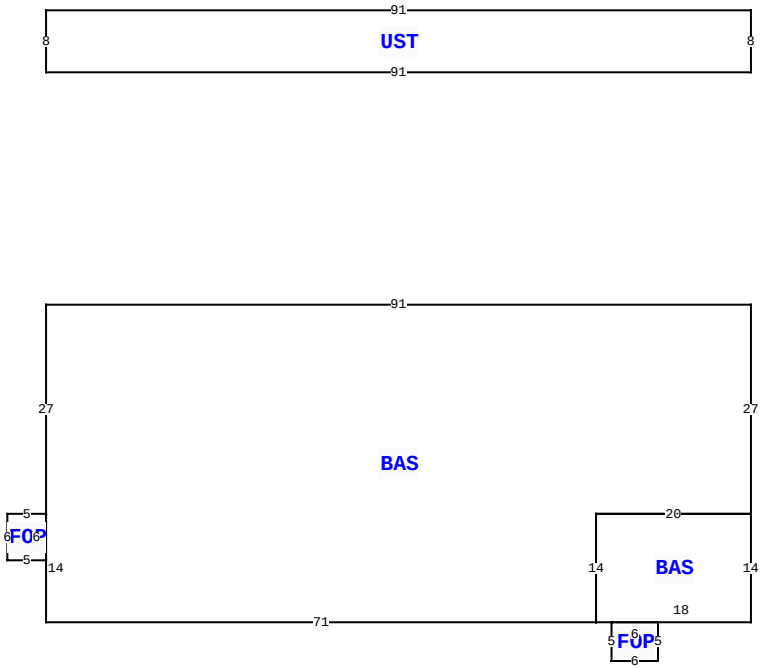
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	280	100		280	7,722
BAS	3,451	100		3,451	95,176
FOP	30	30		9	248
FOP	30	30		9	248
UST	728	45		328	9,046
TOTALS	4,519			4,077	112,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	4,077	88.8250	39.97	162,958	2001	2001	0	0	0	31.00	69.00

2 SERVGARAGE 0% - 1998 Heated Area: 3731 HX Base Yr 1998



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1315/1918	5/26/2016	WD	Q	V	01	83,000
GRANTOR: BRUCE & KATHRYN RIEND						
GRANTEE: JOHN & DE-MARIE ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W91 S27 S14 E71 N14 E20 N27 $
UST=[ORIG=0,-30] N8 W91 S8 E91 $
BAS=[ORIG=-20,41] E2 E18 N14 W20 S14 $
FOP=[ORIG=-91,27] W5 S6 E5 N6 $
FOP=[ORIG=-18,41] S5 E6 N5 W6 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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