COMM SW COR SEC, RUN E 660.56 FT
FOR POB, CONT N 2652.97 FT, E 27
C/L PVT RD (NW FARGO TER), RUN N

MILLIGAN PAIGE CARTER
363 SW DEANNA TER
LAKE CITY, FL 32025

2025

27-2N-16-01475-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

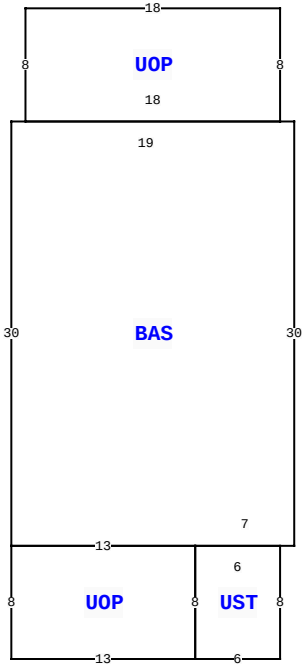
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	900216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	14,630
UOP	104	20		21	512
UOP	144	20		29	707
UST	48	45		22	536
TOTALS	896			672	16,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	672	56.4450	60.96	40,965	1940	1940	25	0	0	35.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,386
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	194,778
TOTAL MARKET VALUE	96,736
SOH/AGL Deduction	1,234
ASSESSED VALUE	95,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,502
TOTAL JUST VALUE	211,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1099/1665	10/18/2006	WD	Q	I	06	100

GRANTOR: EMORY CARTER FARM LIM

GRANTEE: PAIGE CARTER MILLIG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N8 W18 S8 E18$W19 S30 UOP= S8 E13 N8 W13$ E13
UST= S8 E6 N8 W6$ E7 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,400.00	1,400.00	1,400							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	141.40	AC		1.00	1.00	1.00	449.00	449.00	63,489							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	53.20	AC		1.00	1.00	1.00	283.00	283.00	15,056							
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	25.00	25.00	125							
5	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	206.60	AC		1.00	1.00	1.00	936.00	936.00	193,378							

REVIEW DATE 02/13/2018 BY DF Total Acres: 207.60 Total Land Value: 80,350 Market: 193,378 Agricultural: 78,950 Common: 1,400 PRINTED 05/02/2025 BY SYS