BEG AT NE COR OF SEC, RUN S
1031.64 FT TO N R/W OF SCL RR,
N 73 DG W ALONG R/W 342 FT,

WOOD MICHAEL W
1448 NW OLD MILL DR
LAKE CITY, FL 32055

2025

27-3S-16-02310-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

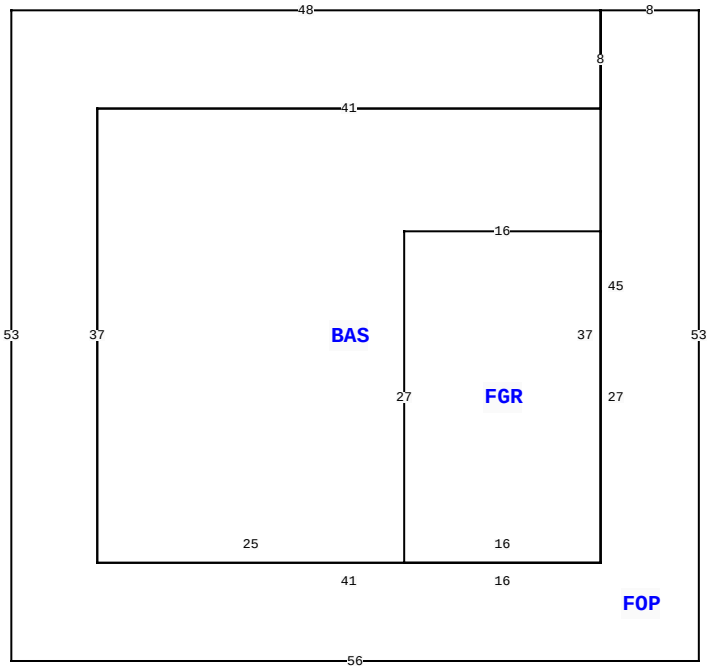
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100		1,517	62,719
FGR	432	55		238	9,840
FOP	1,451	30		435	17,984
TOTALS	3,400			2,190	90,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	2,190	106.7000	66.15	144,868	1994	1994	0	0	0	37.50	62.50

1 STRG/CONV - 100% - 2023 Heated Area: 1517 HX Base Yr 2023



1448 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		806,134
TOTAL MARKET OB/XF VALUE		65,404
TOTAL LAND VALUE - MARKET		133,650
TOTAL MARKET VALUE		1,005,188
SOH/AGL Deduction		83,972
ASSESSED VALUE		921,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		870,494
TOTAL JUST VALUE		1,005,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		959,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38817	SFR	0	10/28/2019
7665	PUMP/UTPOL	25	10/07/1993
41119	POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0118	6/23/2015	WD	Q	I	01	172,000
GRANTOR: SALVATORE ANNINO						
GRANTEE: MICHAEL W WOOD						
1232/1196	4/02/2012	WD	U	I	11	100
GRANTOR: JOSEPHINE R STREICHER						
GRANTEE: SALVATORE ANNINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S37 E25 FGR= N27 E16 S27 W16$ E16 N37$ FOP= N8W48 S53 E56 N53W8 S45 W41 N37 E41$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
2	0280	POOL R/CON	0	100	0	0	773.00	UT	70.00	70.00	100	2022	2021		95	51,405	
3	0166	CONC,PAVMT	0	100	0	0	1,333.00	UT	3.00	3.00	100	2022	2021		100	3,999	

LAND DESCRIPTION

TOTAL OB/XF 65,404

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		00	0.00	0.00	4.95	AC		1.00	1.00	0.90	30,000.00	27,000.00	133,650							

REVIEW DATE 05/31/2023 BY KS Total Acres: 4.95 Total Land Value: 133,650 Market: 0 Agricultural: 0 Common: 133,650 PRINTED 05/16/2025 BY SYS

BEG AT NE COR OF SEC, RUN S
1031.64 FT TO N R/W OF SCL RR,
N 73 DG W ALONG R/W 342 FT,

WOOD MICHAEL W
1448 NW OLD MILL DR
LAKE CITY, FL 32055

2025

27-3S-16-02310-010

BUILDING CHARACTERISTICS

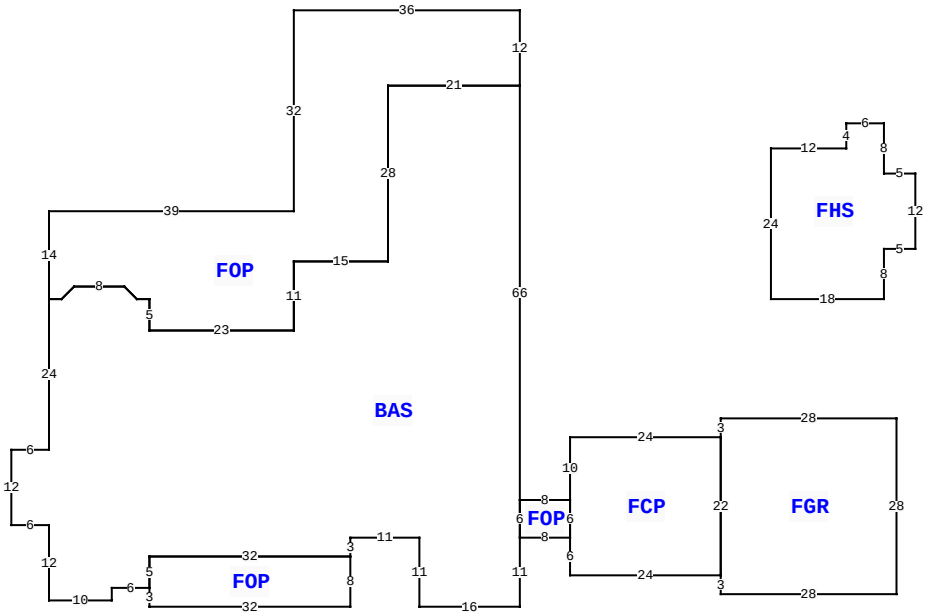
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,051	100		4,051	530,636
FCP	528	25		132	17,290
FGR	784	55		431	56,456
FHS	516	60		310	40,606
FOP	48	30		14	1,834
FOP	256	30		77	10,086
FOP	1,493	30		448	58,683
TOTALS	7,676			5,463	715,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,463	120.5710	135.04	737,724	2021	2021	0	0	0	3.00	97.00

2 SINGLE FAM – 100% - 2023 Heated Area: 4567 HX Base Yr 2023



1448 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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1232/1196	4/02/2012	WD	U	I	11	100
GRANTOR: JOSEPHINE R STREICHER						
GRANTEE: SALVATORE ANNINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W21 S28 W15 S11 W23 N5 W2 U2L2 W8 D2L2 W2 S24 W6 S12 E6 S12 E10 N2 E6 N5 E32 N3 E11 S11 E16 N11 N6 N66 $
FOP=[ORIG=-5,30] S14 E2 U2R2 E8 D2R2 E2 S5 E23 N11 E15 N28 E21 N12 W36 S32 W39 $
FGR=[ORIG=102,63] S3 S22 S3 E28 N28 W28 $
FCP=[ORIG=78,66] S10 S6 S6 E24 N22 W24 $
FOP=[ORIG=11,85] S5 S3 E32 N8 W32 $
FOP=[ORIG=70,76] S6 E8 N6 W8 $
FHS=[ORIG=110,20] S24 E18 N8 E5 N12 W5 N8 W6 S4 W12 $
.

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

REVIEW DATE 05/31/2023 BY KS Total Acres: 4.95 Total Land Value: 133,650 Market: 0 Agricultural: 0 Common: 133,650 PRINTED 05/16/2025 BY SYS