

LOTS 5, 6 & 7 BLOCK B TALL PINE
475-471, 698-584, 724-561 844-11

MINTON MICHAEL D
165 NW OPEN CT
LAKE CITY, FL 32055

2026

27-3S-16-02318-016

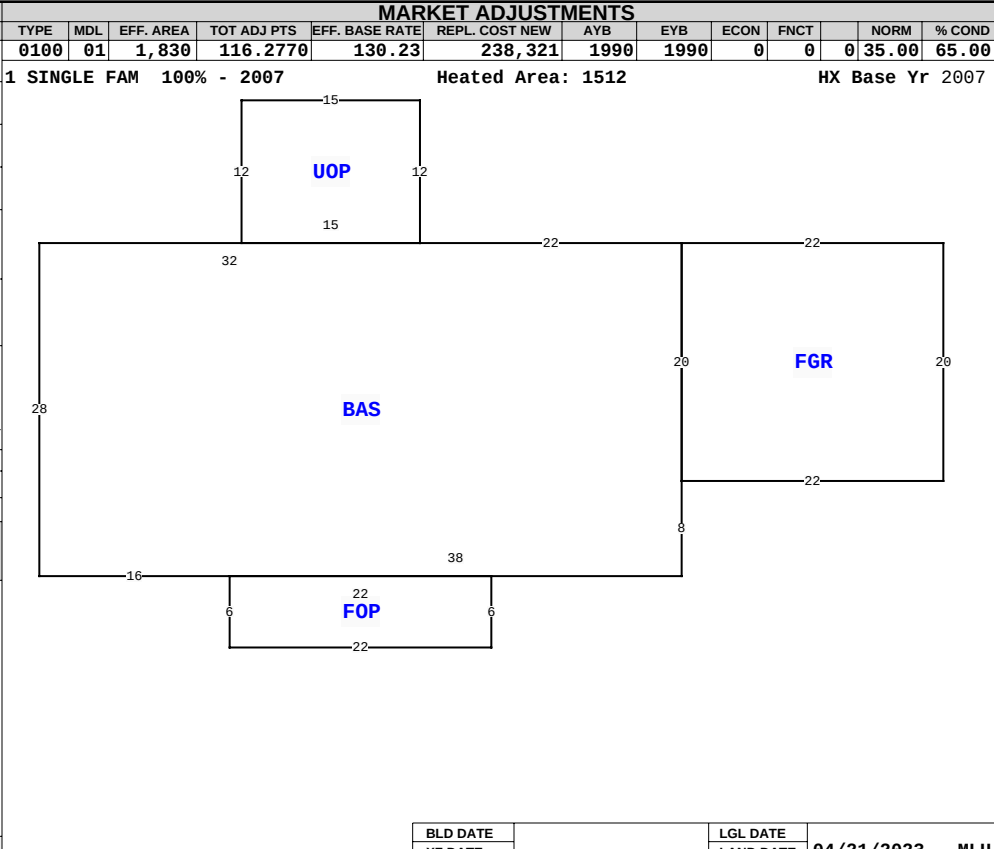


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	18	CEMENT BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 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	27316.050 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	127,990
FGR	440	55		242	20,485
FOP	132	30		40	3,386
UOP	180	20		36	3,047
TOTALS	2,264			1,830	154,909

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	0166	CONC, PAVMT	0 100	20	20	400.00	UT	3.00	3.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0 100	10	11	110.00	UT	5.00	5.00	100	0	0	3	100	550	
3	0060	CARPORT F	0 100	20	20	400.00	UT	5.00	5.00	100	2007	2007	3	100	2,000	
4	0296	SHED METAL	0 100	20	20	400.00	UT	12.00	12.00	100	2007	2007	3	100	4,800	
5	0252	LEAN-TO W/	0 100	12	25	300.00	UT	5.00	5.00	100	2007	2007	3	100	1,500	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
7	0030	BARN, MT	0 100	12	40	1.00	UT	35,000.00	35,000.00	100	2024	2023		100	35,000	

LAND DESCRIPTION			TOTAL OB/XF 46,050													
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
1	0100	C	SFR	100		RSF/M	46.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00
2	0000	C	VAC RES	0		RSF/M	46.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00
3	0000	C	VAC RES	0		RSF/M	46.00	304.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		154,909	
TOTAL MARKET OB/XF VALUE		46,050	
TOTAL LAND VALUE - MARKET		55,500	
TOTAL MARKET VALUE		256,459	
SOH/AGL Deduction		39,474	
ASSESSED VALUE		216,985	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		166,263	
TOTAL JUST VALUE		256,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046188	Storage Building	50,000	12/30/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1390/2503	8/09/2019	WD	Q	V	05	35,000	
GRANTOR: DAMYANTI G PATEL							
GRANTEE: MICHAEL D MINTON							
1359/1573	5/08/2018	LE	U	V	14	100	
GRANTOR: DAMYANTI G PATEL (LE)							
GRANTEE: AVANI PATEL & NEEL							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W22 UOP= N12 W15 S12 E15\$ W32 S28 E16 FOP= S6 E22N6 W22\$ E38 N8 FGR= E22 N20 W22 S20\$ N20\$.															