BEG NE COR OF SE1/4 OF NW1/4,
RUN N 118 FT, E 328.52 FT, SE
99 FT, S 145 FT, W 144.36 FT,

MILTON LUTHER C/MILTON TERESA N
102 NE OMAR TER
LAKE CITY, FL 32055

**2026**

**28-1S-17-04583-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

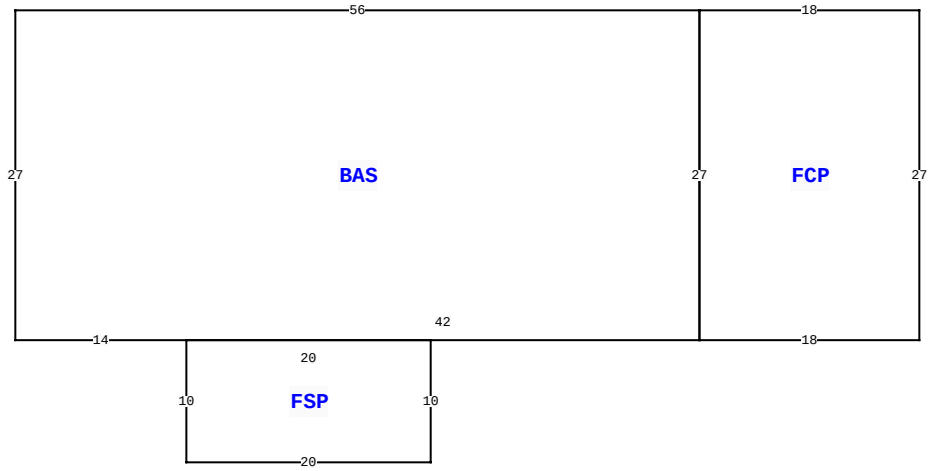
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 28117.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 40,098 |
| FCP | 486 | 25 | | 122 | 3,236 |
| FSP | 200 | 40 | | 80 | 2,122 |
| TOTALS | 2,198 | | | 1,714 | 45,455 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,714 | 110.5000 | 66.30 | 113,638 | 1984 | 1984 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2007 Heated Area: 1512 HX Base Yr 2007




102 NE OMAR TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 45,455 |
| TOTAL MARKET OB/XF VALUE | | 22,400 |
| TOTAL LAND VALUE - MARKET | | 58,695 |
| TOTAL MARKET VALUE | | 126,550 |
| SOH/AGL Deduction | | 61,586 |
| ASSESSED VALUE | | 64,964 |
| TOTAL EXEMPTION VALUE | HX HB | 33,064 |
| BASE TAXABLE VALUE | | 31,900 |
| TOTAL JUST VALUE | | 126,550 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 126,550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28667 | M H | 468 | 06/17/2010 |
| 27750 | M H | 514 | 04/16/2009 |
| 10005 | M H | 125 | 07/26/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1111/2589 | 7/02/2002 | WD | Q | I | 03 | 0 |
| GRANTOR: JUDY WATSON | | | | | | |
| GRANTEE: LUTHER & TERESA MIL | | | | | | |
| 0695/0164 | 8/25/1989 | WD | Q | I | | 100,000 |
| GRANTOR: SCHENK | | | | | | |
| GRANTEE: WATSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S27 E14 FSP= S10 E20 N10 W20$ E42 FCP= E18 N27W18 S27$ N27$.

## 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 | 0021 | BARN,FR AE | 0 | 100 | 16 | 20 | 1.00 | UT | 1,400.00 | 1,400.00 | 50 | 0 | 0 | 3 | 50 | 700 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 50 | 1995 | 1995 | 3 | 50 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 2.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 14,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 8 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 9 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 3,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,400

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 9.03 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 58,695 | | | | | | | |

REVIEW DATE 07/20/2015 BY DF Total Acres: 9.03 Total Land Value: 58,695 Market: 0 Agricultural: 0 Common: 58,695 PRINTED 10/31/2025 BY SYS