

LOT 8 OAK HAMLET S/D.
836-145, WD 1042-782, WD 1088-10

MILLER CHRISTOPHER LEE
171 NW SILVER GLN
LAKE CITY, FL 32055

2026

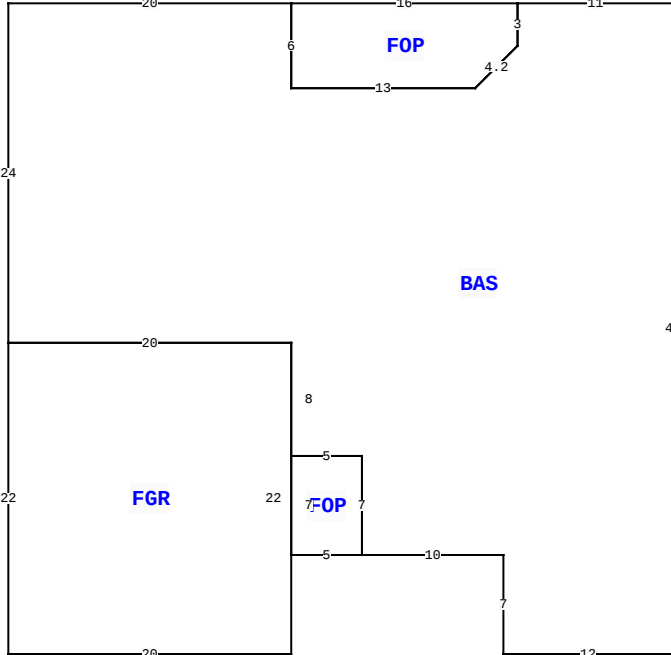
28-3S-16-02365-108

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		28316.070		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100		1,491	175,408
FGR	440	55		242	28,470
FOP	35	30		10	1,176
FOP	92	30		28	3,294
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,150.00	UT	2.50
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,771	129.6750	145.24	257,220	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1491 HX Base Yr													
													
171 NW SILVER GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

TOTAL OB/XF 6,075													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		208,348	
TOTAL MARKET OB/XF VALUE		6,075	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		232,923	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,923	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,923	
TOTAL JUST VALUE		232,923	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051706	Roof Replacement	18,604	12/04/2024
23487	SFR	626	08/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/2557	10/24/2022	WD	Q	I	01	290,000
GRANTOR: SAVO ALFREDO						
GRANTEE: MILLER CHRISTOPHER						
1374/1085	12/14/2018	WD	Q	I	01	151,800
GRANTOR: YACINE & ALLISON BELF						
GRANTEE: ALFREDO SAVO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 FOP= W16 S6 E13 R3 U3 N3\$ S3 D3 L3 W13 N6 W20 S24 FGR= S22 E20 N22 W20\$ E20 S8 FOP= S7 E5 N7 W5\$ E5 S7 E10 S7 E12 N46\$.									