LOTS 16, 17 & 18 BLOCK 3 CAROLYN
387-345, 494-326, 497-257, 498-3

MILLER KIMBERLY L
6009 ALLEN ST
MOUNT DORA, FL 32757

2026

28-3S-17-05742-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

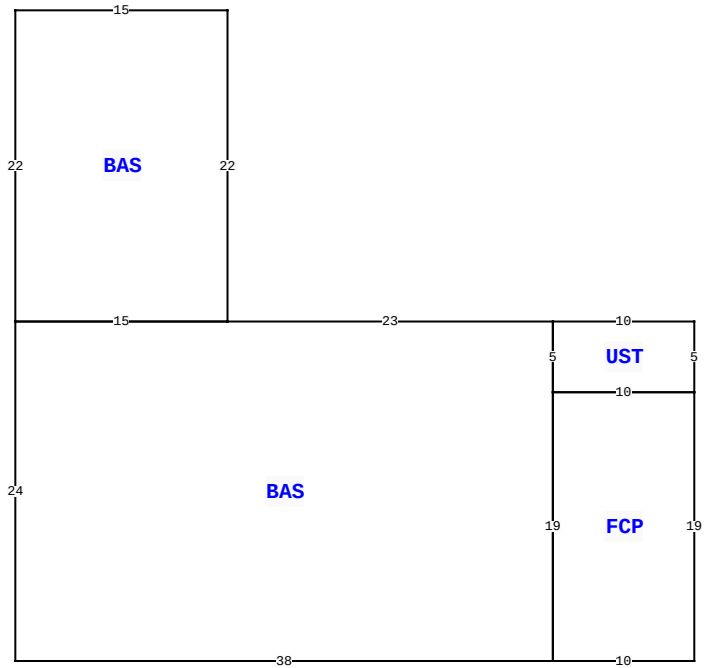
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	21,629
BAS	912	100		912	59,776
FCP	190	25		48	3,146
UST	50	45		22	1,442
TOTALS	1,482			1,312	85,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	106.4000	119.17	156,351	1966	1966	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 1242 HX Base Yr



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

139 NE ALPHA TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,993
TOTAL MARKET OB/XF VALUE	1,375
TOTAL LAND VALUE - MARKET	20,160
TOTAL MARKET VALUE	107,528
SOH/AGL Deduction	0
ASSESSED VALUE	107,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,528
TOTAL JUST VALUE	107,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,528

SALE:1:1: LOTS 16, 17 & 18 CAROLYN HGTS BLK 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32422	MAINT/ALTR	30	10/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0843/0033	7/21/1997	WD	Q	I		46,000

GRANTOR: MCFATTER

GRANTEE: MILLER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N22 W15 S22 E15$ W15 S24 E38 FCP= E10 N19W10 S19$ N19 UST= E10 N5 W10 S5$ N5$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
2	0070	CARPORT UF	0	0	18	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	0	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,375

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			0.00	0.00	3.00	LT		1.00	1.00	0.80	8,400.00	6,720.00	20,160							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.62 Total Land Value: 20,160 Market: 0 Agricultural: 0 Common: 20,160 PRINTED 11/10/2025 BY SYS