LOT 1 BLOCK 1 LAKE FOREST S/D
UNIT 2.

MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

31-3S-17-07874-000

BUILDING CHARACTERISTICS

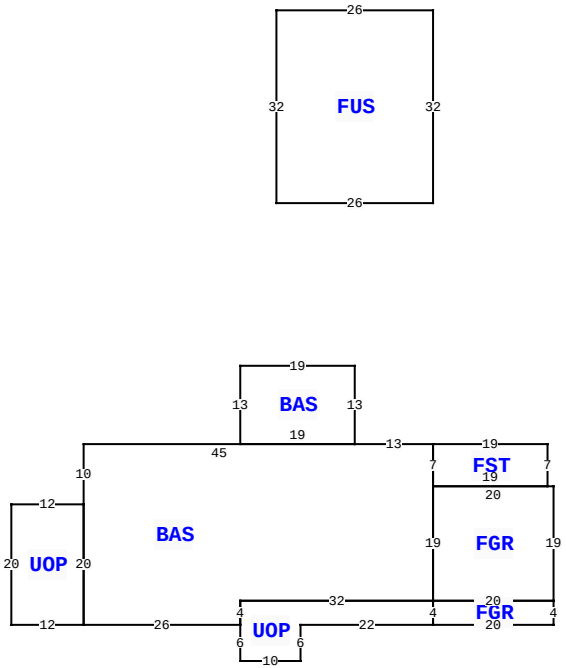
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100		247	19,337
BAS	1,612	100		1,612	126,197
FGR	80	55		44	3,444
FGR	380	55		209	16,362
FST	133	55		73	5,715
FUS	832	100		832	65,134
UOP	188	20		38	2,975
UOP	240	20		48	3,758
TOTALS	3,712			3,103	242,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,103	107.5400	120.44	373,725	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2691 HX Base Yr



765 SW VALLEY WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	242,921
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	262,421
SOH/AGL Deduction	0
ASSESSED VALUE	262,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,421
TOTAL JUST VALUE	262,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/2450	3/03/2016	WD	U	I	30	100
GRANTOR: JACOB SPARKS						
GRANTEE: MILLENIA CAPITAL IN						
1310/1868	2/24/2016	WD	U	I	12	86,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: JACOB SPARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N13 W19 S13 E19$ W45 S10 UOP= W12 S20 E12 N20$S20 E26 UOP= S6 E10 N6 E22 N4 W32 S4$ N4 E32 FGR= S4 E20 N4 W20$ FGR= E20 N19 W20 S19$ N19 FST= E19 N7 W19 S7$ N7$ PTR= N40 FUS= N32 W26 S32 E26$ S40$.

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	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		*RSF-2	209.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS