

LOT 11 & 12 A C MILTON TRACT UNR
COMM NW COR OF NE1/4, RUN S 39.7
FT FOR POB, CONT E 448.96 FT, S

VAN DUYS ROBERT/VAN DUYS HOLLY
307 SW STALLION GLN
LAKE CITY, FL 32024

2026

32-5S-17-09475-112



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		07	07		
DOR CODE		5000	IMPROVED AG		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		32517.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,257	100		3,257	425,953
FOP	288	30		86	11,247
FSP	688	40		275	35,964

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,618	121.6380	136.23	492,880	2021	2021	0	0	4.00	96.00
2 SINGLE FAM 100% - 2022 Heated Area: 3257 HX Base Yr 2022											
307 SW STALLION GLN, LAKE CITY											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE					473,165							
TOTAL MARKET OB/XF VALUE					24,484							
TOTAL LAND VALUE - MARKET					180,360							
TOTAL MARKET VALUE					550,489							
SOH/AGL Deduction					18,834							
ASSESSED VALUE					531,655							
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE					480,933							
TOTAL JUST VALUE					678,009							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					682,938							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0 100	10	20	1.00	UT 0.00		0.00	100	1996
2	0294	SHED WOOD/	0 100	10	12	120.00	UT 9.00		9.00	100	2005
3	0041	BARN, MACH	0 100	10	16	160.00	UT 6.00		6.00	100	2005
4	0040	BARN, POLE	0 100	12	60	720.00	UT 2.50		2.50	100	1996
5	0296	SHED METAL	0 100	12	20	240.00	UT 7.00		7.00	100	2005
6	0040	BARN, POLE	0 100	12	20	240.00	UT 2.50		2.50	100	1996
7	0040	BARN, POLE	0 100	30	36	1,080.00	UT 3.00		3.00	100	2005
8	0252	LEAN-TO W/	0 100	20	20	400.00	UT 2.00		2.00	100	1996
9	0040	BARN, POLE	0 100	10	12	120.00	UT 3.00		3.00	100	2005
10	0294	SHED WOOD/	0 100	16	16	256.00	UT 14.00		14.00	100	2007
TOTAL OB/XF 15,304											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	5.54	AC	
2	6200	A	PASTURE 3	100					10.00	AC	
3	5910	A	SWAMP/CYPRES	100					4.50	AC	
4	9910	M	MKT. VAL. AG	100					14.50	AC	
TOTAL OB/XF 15,304											
REVIEW DATE 12/02/2021 BY TW											

Total Acres: 20.04 Total Land Value: 52,840 Market: 130,500 Agricultural: 2,980 Common: 49,860 PRINTED 11/20/2025 BY SYS

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