LOT 2 LITTLE FORTY-SEVEN ACRES S
636-4, 701-357, 702-826, 712-320

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

2026

35-4S-16-03293-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

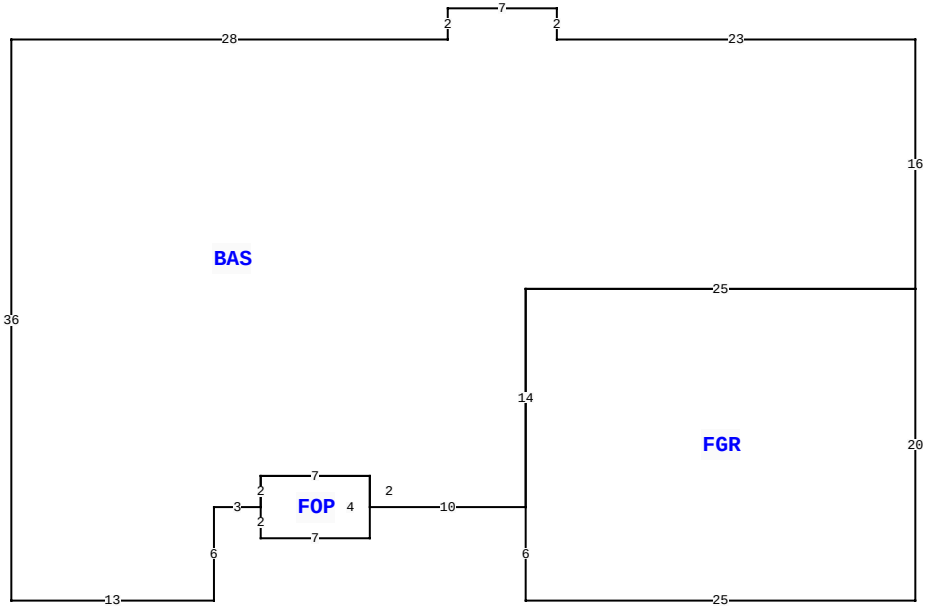
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	35416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	126,746
FGR	500	55		275	23,743
FOP	28	30		8	691
TOTALS	1,996			1,751	151,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	118.6000	132.83	232,585	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1468 HX Base Yr



266 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,180
TOTAL MARKET OB/XF VALUE	3,680
TOTAL LAND VALUE - MARKET	14,580
TOTAL MARKET VALUE	169,440
SOH/AGL Deduction	0
ASSESSED VALUE	169,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,440
TOTAL JUST VALUE	169,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,789

SALE:3:1: REPO

SALE:2:1: LOT 2, LITTLE FORTY SEVEN ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1328/0608	12/29/2016	WD	U	I	38	90,000
GRANTOR: ROY & MARLENE RODRIGU						
GRANTEE: MILLENIA CAPITAL IN						
1186/0368	12/16/2009	WD	Q	I	01	129,000
GRANTOR: KELLY & DEBRA LAUGHLI						
GRANTEE: ROY & MARLENE RODRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N2 W7 S2 W28 S36 E13N6 E3 FOP= S2 E7 N4 W7 S2$ N2 E7 S2 E10 FGR= S6 E25 N20W25 S14$ N14 E25 N16$.

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	22	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	0	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
3	0169	FENCE/WOOD	0	0	0	0	224.00	UT	7.50	7.50	100	1993	1993	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 3,680

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		A-1	105.00	225.00	0.54	AC		1.00	1.00	1.50	18,000.00	27,000.00	14,580							

REVIEW DATE 07/30/2019 BY BC Total Acres: 0.54 Total Land Value: 14,580 Market: 0 Agricultural: 0 Common: 14,580 PRINTED 11/07/2025 BY SYS