S1/2 OF SE1/4 OF SW1/4 OF
SE1/4. 779-1271, 786-562, 868-1264, 893-1921, 898-1543, 977-

JIMENEZ JUAN CARLOS/PATTERSON SAMUEL DAVID
617 SW MILL LN
LAKE CITY, FL 32024

2026

36-4S-15-00414-102

BUILDING CHARACTERISTICS

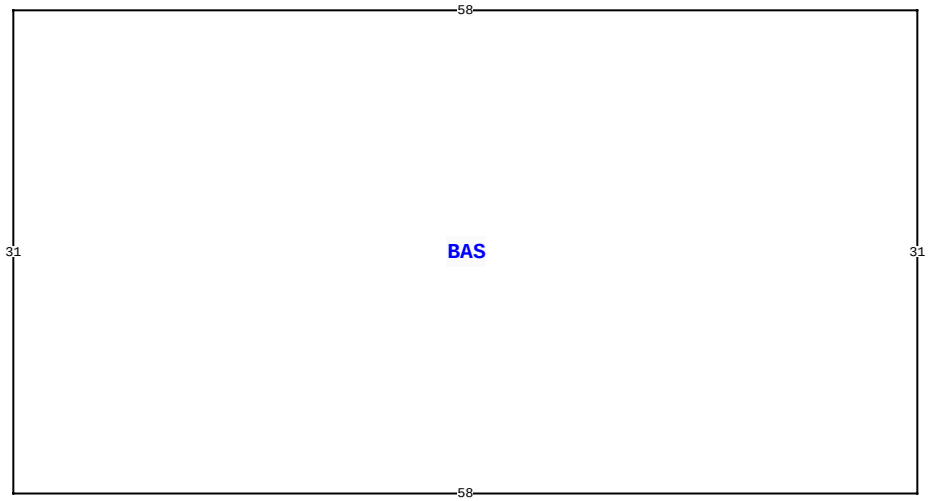
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	111,637
TOTALS	1,798			1,798	111,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,798	120.1000	112.89	202,976	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1798 HX Base Yr



617 SW MILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,637
TOTAL MARKET OB/XF VALUE	37,400
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	199,037
SOH/AGL Deduction	19,914
ASSESSED VALUE	179,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,123
TOTAL JUST VALUE	199,037
NCON VALUE	18,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,437

BLDG:1:1: 1995 SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052406	Mobile Home		02/21/2025
000052346	Right-of-Way Acce		02/17/2025
29245	MAINT/ALTR	35	03/17/2011
16548	M H	125	01/28/2000
8749	M H	125	08/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2025	5/08/2017	WD	Q	I	01	100,700
GRANTOR: TIMPTHY J & ALEXIS L						
GRANTEE: JUAN CARLOS JIMENEZ						
0988/1127	6/13/2003	WD	Q	V	03	71,000
GRANTOR: WELLS FARGO						
GRANTEE: TIMOTHY J & ALEXIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S31 E58 N31$.

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	0031	BARN,MT AE	0	0	30	30	900.00	UT	12.00	12.00	100	2005	2005	3	100	10,800	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	3,900.00	3,900.00	100	2026	2025		100	3,900	
8	0296	SHED METAL	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 37,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 04/16/2025 BY randall Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS