W DIV: LOT 2 BLOCK 23 MOODIE'S A
MOODY'S ADDITION.

PHINNEY RANDALL R
304 SW MILLER TER
LAKE CITY, FL 32025

2027

00-00-00-12473-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

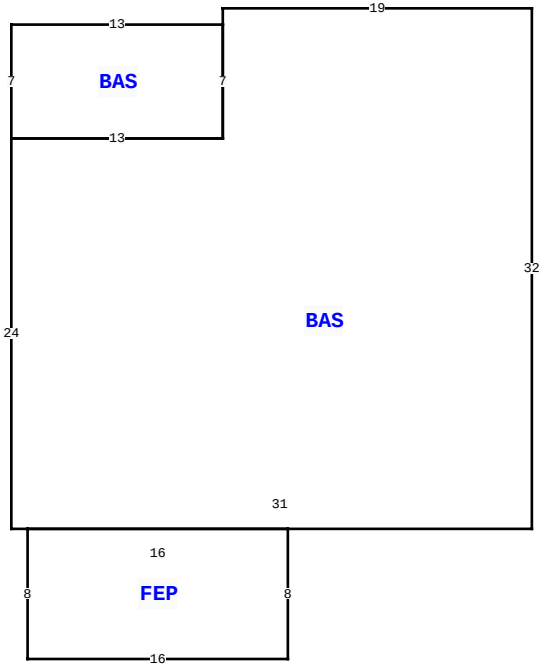
NEIGHBORHOOD/LOC 32317.160 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	91	100		91	8,016
BAS	920	100		920	81,041
FEP	128	80		102	8,985
TOTALS	1,139			1,113	98,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	123.1956	135.52	150,834	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1011 HX Base Yr 2023



304 SW MILLER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		98,042
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		8,268
TOTAL MARKET VALUE		106,910
SOH/AGL Deduction		4,438
ASSESSED VALUE		102,472
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		1,061
TOTAL JUST VALUE		106,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/318	10/11/2022	WD	Q	I	01	100,000
GRANTOR: HILL JAMES ALBERT						
GRANTEE: PHINNEY RANDALL R						
1433/2259	3/30/2021	WD	Q	I	01	82,000
GRANTOR: JMD PROPERTY OF NORTH						
GRANTEE: HILL JAMES ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S1 BAS= W13 S7 E13 N7$ S7 W13 S24 E1 FEP= S8 E16N8 W16$ E31 N32$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	100		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.50	1.50	8,268							

REVIEW DATE 02/16/2023 BY CP Total Acres: 0.13 Total Land Value: 8,268 Market: 0 Agricultural: 0 Common: 8,268 PRINTED 11/17/2026 BY SYS