S DIV: LOT 5 BLK B MELTONS S/D.
366-61, PB 903-172, PR 917-1747,

STEPHENS TAYLOR
902 SW MILLIGAN GLN
LAKE CITY, FL 32025

2027

00-00-00-13956-000

BUILDING CHARACTERISTICS

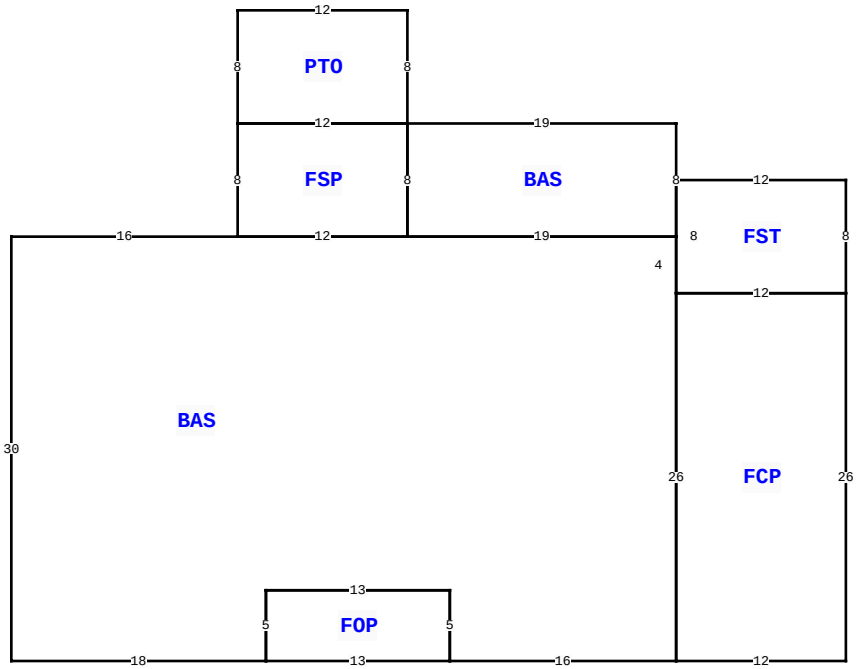
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Common Wall		3 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	152	100		152	15,012
BAS	1,345	100		1,345	132,832
FCP	312	25		78	7,703
FOP	65	30		20	1,975
FSP	96	40		38	3,753
FST	96	55		53	5,234
PTO	96	5		5	494
TOTALS	2,162			1,691	167,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	110.5000	121.55	205,541	1961	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2023 Heated Area: 1497 HX Base Yr 2023



902 SW MILLIGAN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,002
TOTAL MARKET OB/XF VALUE		5,814
TOTAL LAND VALUE - MARKET		13,346
TOTAL MARKET VALUE		186,162
SOH/AGL Deduction		0
ASSESSED VALUE		186,162
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,751
TOTAL JUST VALUE		186,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
015	SFR	6,000	02/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1097	4/25/2022	WD	Q	I	01	195,000
GRANTOR: BREWER COURTNEY RENE						
GRANTEE: STEPHENS TAYLOR						
1417/2536	8/20/2020	WD	Q	I	01	98,000
GRANTOR: LORI A & LINDEN DOPLE						
GRANTEE: COURTNEY RENE BREWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S30 E18 FOP= E13 N5W13 S5$ N5 E13 S5 E16 FCP= E12 N26 W12 S26$ N26 FST= E12 N8 W12 S8$ N4 BAS= N8 W19 S8 E19$ W19 FSP= N8 PTO= N8 W12S8 E12$ W12 S8 E12$ W12$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1,676.00	UT	1.50	1.50	100	1993	1993	3	100	2,514	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	14	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,814

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		*RSF-2	0.00	0.00	13,346.00	SF		1.00	1.00	1.00	1.00	1.00	13,346							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.31 Total Land Value: 13,346 Market: 0 Agricultural: 0 Common: 13,346 PRINTED 11/17/2026 BY SYS