LOT 4 BLOCK A OLUSTEE CREEK ESTA
EX 0.03 AC DESC IN ORB 790-794.

MILLER ELIZABETH
12424 NW 139TH CT
ALACHUA, FL 32615

2027

02-6S-17-09533-104

BUILDING CHARACTERISTICS

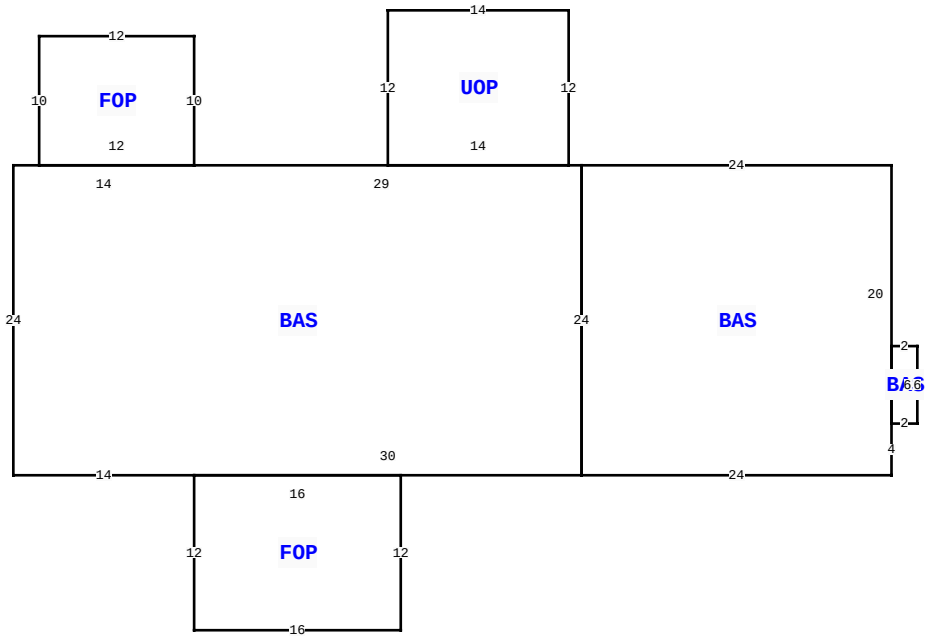
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12	100		12	705
BAS	576	100		576	33,853
BAS	1,056	100		1,056	62,064
FOP	120	35		42	2,468
FOP	192	35		67	3,938
UOP	168	25		42	2,468
TOTALS	2,124			1,795	105,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,795	114.9000	106.86	191,814	1999	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 1644 HX Base Yr



924 SE STATE ROAD 238 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	0	0	0	320.00	UT	1.50	1.50	100	1999	1999	3	100	480	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,498
TOTAL MARKET OB/XF VALUE	13,380
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	140,878
SOH/AGL Deduction	0
ASSESSED VALUE	140,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,878
TOTAL JUST VALUE	140,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,013

SALE:1:1: LOT 4 BLOCK A OLUSTEE CREEK ESTATES UNIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15248	M H	125	03/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/2223	8/12/2011	WD	Q	I	01	78,700
GRANTOR: DANIEL W POHRANCHY (S						
GRANTEE: ELIZABETH MILLER						
1078/0234	3/05/2006	WD	Q	I		87,000
GRANTOR: CHARLES & KRISTE FINA						
GRANTEE: ANN M & DANIEL W PO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N12 W14 S12 E14$ W29 FOP= N10 W12 S10 E12$ W14 S24 E14 FOP= S12 E16 N12 W16$ E30 BAS= E24 N4 BAS= E2 N6 W2 S6$ N20 W24 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,380

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	131.00	220.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 01/22/2014 BY TW Total Acres: 0.66 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS