LOT 5 BLOCK B UNIT II OLUSTEE CR II.

MILLIGAN KATHERINE JEAN
635 SE BALD EAGLE LOOP
LAKE CITY, FL 32025

2027

02-6S-17-09533-235

BUILDING CHARACTERISTICS

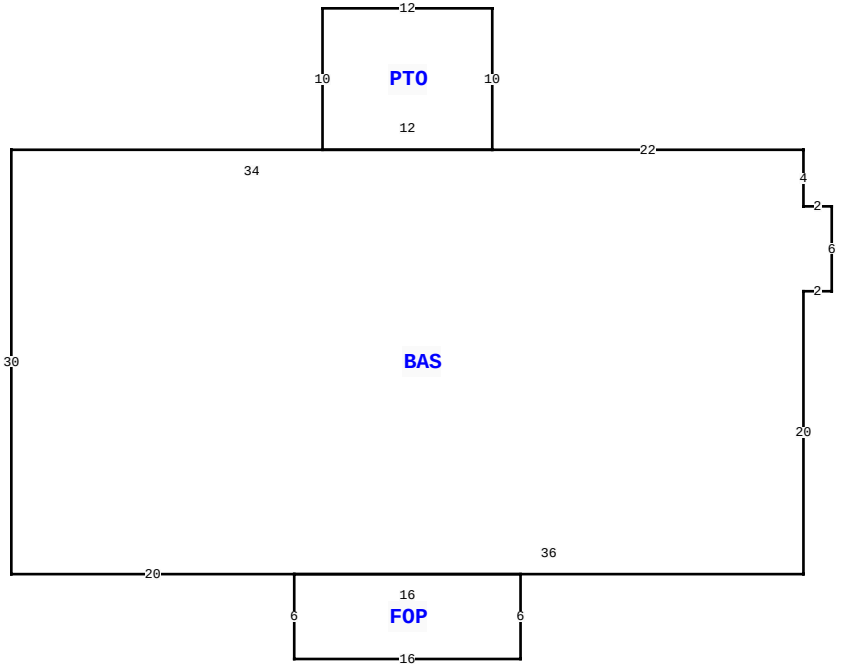
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	134,044
FOP	96	30		29	2,298
PTO	120	5		6	475
TOTALS	1,908			1,727	136,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	110.8000	121.88	210,487	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1692 HX Base Yr 1996



635 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,817
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	212,277
SOH/AGL Deduction	77,222
ASSESSED VALUE	135,055
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	83,644
TOTAL JUST VALUE	212,277
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,769

SALE:2:1: LOT 5 BLK B OLUSTEE CREEK ESTATES UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053279	Generator		05/30/2025
000051466	Roof Replacement	13,000	11/12/2024
9815	SFR	240	06/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2462	12/19/2025	LE	U	I	14	100
GRANTOR: MILLIGAN KATHERINE JE						
GRANTEE: MILLIGAN KATHERINE						
0920/0680	1/17/2001	WD	Q	I	01	100
GRANTOR: BRIAN K JONES						
GRANTEE: KATHERINE J MURPHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N10 W12 S10 E12$ W34 S30 E20 FOP= S6 E16 N6 W16$ E36 N20 E2 N6 W2 N4$.

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	1995	1995	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	100	2005	2005	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 03/11/2026 BY robin Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS