

COMM AT NW COR OF NE1/4 OF NE1/4
ALSO SW COR OF LOT 4 BLK 12 LAKE
RUN THENCE W 283.64 FT TO E R/W

MILSTEIN JOSHUA ROBERT/MILSTEIN MELISSA MAIA
767 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07976-009
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,972	100	
FGR	528	55	
FHS	668	60	
FOP	120	30	
FOP	210	30	
FSP	144	40	
PTO	396	5	
USP	264	35	
TOTALS	4,302		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	33%	- 2025									
				Heated Area:	2640			HX Base Yr	2025			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			281,044
TOTAL MARKET OB/XF VALUE			396
TOTAL LAND VALUE - MARKET			15,980
TOTAL MARKET VALUE			297,420
SOH/AGL Deduction			0
ASSESSED VALUE			297,420
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			246,009
TOTAL JUST VALUE			297,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3734	ADDN SFR	50	05/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1086	4/12/2024	PB	U	I	18	0

GRANTOR: CLERK OF COURT (MILST)
GRANTEE: MILSTEIN JOSHUA ROB
1422/2355 10/26/2020 WD Q I 01 215,000
GRANTOR: MICHAEL KOCH
GRANTEE: DONALD & KAREN L MI

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W15 S36 W2 S29 E10 FOP= S7 E29 N7 W11 N1 W7 S1 W11\$ E11 N1 E7 S1 E21 N2 E2 N9 W2 N18 FSP= E12 N12 W12 S12 \$ FOP= N12 FGR= E12 N24 W22 USP= W22 S12 E22 N12\$ S24 E10\$ W10 S12 E10\$ W10 PTO= N18 W22 S18 E22\$ W22 N36\$ PTR= N20 FHS= N20 W15 S8 W17 N8 W15 S20 E15 N8 E17 S8 E15\$ S20\$.	

EXTRA FEATURES															
L N	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	33	3	33		198.00	UT	2.00				396	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			RSF-2	0.00	0.00	0.94	AC		1.00	1.00	1.00	17,000.00	17,000.00	15,980								