LOT 4 BLOCK A, HILLS OF HUNTSVIL
WD 1257-1922, WD 1274-981, WD 13

TODD SEAN H SR/TODD HILLARY L
203 NW MILO TER
LAKE CITY, FL 32055

2027

08-3S-16-02032-204

BUILDING CHARACTERISTICS

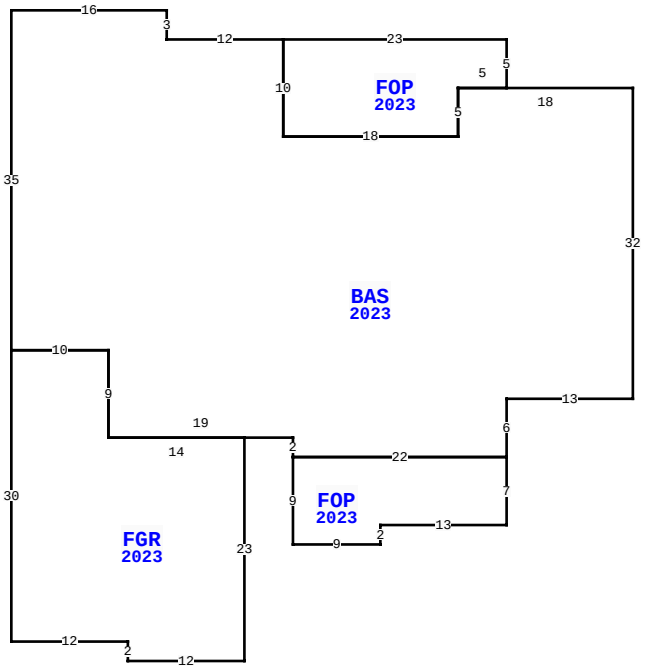
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2023	2,304	299,474
FGR	618	55	2023	340	44,193
FOP	172	30	2023	52	6,759
FOP	205	30	2023	62	8,059
TOTALS	3,299			2,758	358,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	121.8140	134.00	369,572	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 2304 HX Base Yr 2025



203 NW MILO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	358,485
TOTAL MARKET OB/XF VALUE	19,350
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	442,835
SOH/AGL Deduction	278,428
ASSESSED VALUE	164,407
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	112,996
TOTAL JUST VALUE	442,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053885	Storage Building	14,000	08/21/2025
000044451	Electrical Servic	0	05/17/2022
41459	SFR		03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1340/1679	7/13/2017	WD	U	V	40	55,000
GRANTOR: WESTRIDGE INC						
GRANTEE: SEAN H SR & HILLARY						
1274/0981	5/06/2014	WD	U	V	12	49,000
GRANTOR: JESUS RICARDO & NANCY						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=61,20] W18 S5 W18 N10 W12 N3 W16 S35 E10 S9 E19 S2 E22 N6 E13 N32 $
FGR=[YR=2023;ORIG=21,56] W14 N9 W10 S30 E12 S2 E12 N23 $
FOP=[YR=2023;ORIG=48,15] W23 S10 E18 N5 E5 N5 $
FOP=[YR=2023;ORIG=48,58] W22 S9 E9 N2 E13 N7 $
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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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
2	0166	CONC,PAVMT	0	100	0	0	1,100.00	UT	3.00	3.00	100	2023	2022		100	3,300	
3	0030	BARN,MT	0	100	0	0	1.00	UT	11,250.00	11,250.00	100	2026	2025		100	11,250	

LAND DESCRIPTION

TOTAL OB/XF 19,350

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/12/2025 BY JB Total Acres: 5.64 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS