

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectural Units	05	CONV	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	9417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,505	100	
FGR	460	55	
FOP	156	30	
FSP	288	40	
FST	135	55	
TOTALS	2,544		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,994	118.1070	132.28	263,766	1980	1985	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1505 HX Base Yr													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			171,448	
TOTAL MARKET OB/XF VALUE			2,000	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			195,948	
SOH/AGL Deduction			0	
ASSESSED VALUE			195,948	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			195,948	
TOTAL JUST VALUE			195,948	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			191,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044914	Roof Replacement	3,363	07/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1054	5/07/2026	QC	U	I	11	100

GRANTOR: GILLEN MILLARD C
GRANTEE: GILLEN FAMILY TRUST
1041/1597 3/23/2005 WD Q I 115,900
GRANTOR: JERRY TYLER AS PERS R
GRANTEE: MILLARD C & ELENI G

EXTRA FEATURES														205 SE CUSTER WAY, LAKE CITY			
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W37 FSP= N12 W24 S12 E24\$W22FST= W15S9 E15 N9\$ S9 FGR= W15 S23 E20 N23 W5\$ E5 S17 FOP= S6 E26 N6 W26\$ E26 S2 E28 N28\$.	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							