

LOT 6 BLOCK B WILSON PLACE S/D.  
AG 1040-320, WD 1150-2283, WD 11

MILLENIA CAPITAL INC  
1474 SW MANDIBA DR  
LAKE CITY, FL 32024

**2026**

11-5S-16-03570-106  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 27,640 <b>TOTAL LAND VALUE - MARKET</b> 55,000 <b>TOTAL MARKET VALUE</b> 82,640 SOH/AGL Deduction 796 <b>ASSESSED VALUE</b> 81,844 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 81,844 <b>TOTAL JUST VALUE</b> 82,640 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 77,640										
DOR CODE 0700 MISC IMPROVED																	PERMIT NUM 000041778 DESCRIPTION Electrical Servic AMT 0 ISSUED 04/22/2021										
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 11516.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1274/1771 5/14/2014 QC U V 11 15,000 GRANTOR: THE GREENBRIER LLC GRANTEE: MILLENIA CAPITAL IN 1274/1665 5/12/2014 TD U V 18 15,000 GRANTOR: CLERK OF COURT GRANTEE: THE GREENBRIER LLC										
TOTALS																	BLD DATE LGL DATE 04/22/2026 MLU										

EXTRA FEATURES																	5750 SW COUNTY ROAD 240 240, 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	1,218.00	UT	2.25	2.25	100	2010	2010	3	100	2,741										
2	0030	BARN, MT	0	0	0	0	960.00	UT	13.00	13.00	100	2010	2010	3	100	12,480										
3	0261	PRCH, UOP	0	0	23	19	437.00	UT	7.00	7.00	100	2010	2010	3	100	3,059										
4	0251	LEAN TO W/	0	0	17	60	1,020.00	UT	4.00	4.00	100	2010	2010	3	100	4,080										
5	0327	STABLES-SM	0	0	11	60	660.00	UT	8.00	8.00	100	2010	2010	3	100	5,280										
TOTAL OB/XF 27,640																										

LAND DESCRIPTION																	TOTAL OB/XF 27,640									
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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000									