

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									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 27,640 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 82,640 SOH/AGL Deduction 796 ASSESSED VALUE 81,844 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 81,844 TOTAL JUST VALUE 82,640 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 77,640										
DOR CODE 0700 MISC IMPROVED																PERMIT NUM DESCRIPTION AMT ISSUED 000041778 Electrical Servic 0 04/22/2021											
MAP NUM MKT AREA 01																SALES DATA 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											
NEIGHBORHOOD/LOC 11516.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											

5750 SW COUNTY ROAD 240 240, LAKE CITY, FL 32024
 BLD DATE X F DATE MNC DATE LGL DATE LAND DATE AG DATE 04/22/2026 MLU

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							