COMM SE COR OF NE1/4 OF SW1/4, R
W 487.23 FT FOR POB, CONT W 513.
OF COUNTY RD, N ALONG R/W 50 FT,

MILTON MARTIN P/MILTON JILL M
538 SE DEER ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-014

BUILDING CHARACTERISTICS

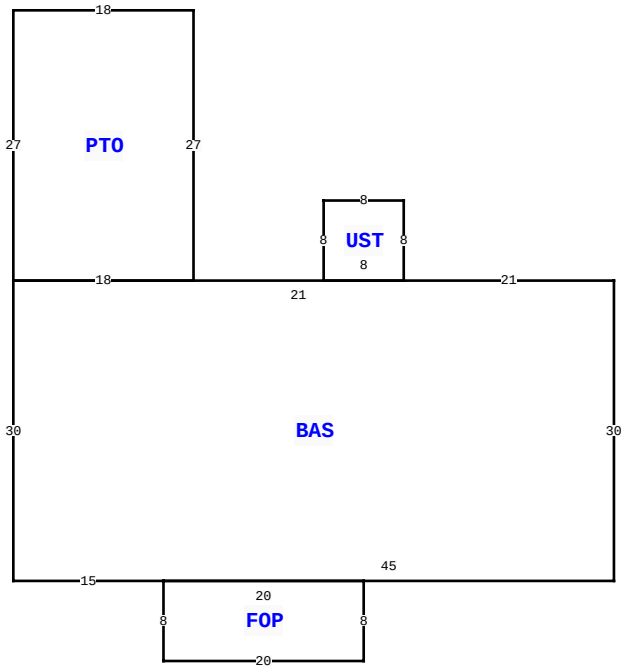
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	143,559
FOP	160	30		48	3,829
PTO	486	5		24	1,914
UST	64	45		29	2,313
TOTALS	2,510			1,901	151,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	111.5500	122.70	233,253	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1800 HX Base Yr 2011



538 SE DEER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1977	1977	3	40	14,336	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0166	CONC,PAVMT	0	100	8	14	1.00	UT	0.00	0.00	100	0	0	3	100	600	
6	0169	FENCE/WOOD	0	100	16	8	128.00	UT	13.50	13.50	100	2005	2005	3	100	1,728	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,614
TOTAL MARKET OB/XF VALUE		34,964
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		209,078
SOH/AGL Deduction		66,457
ASSESSED VALUE		142,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,210
TOTAL JUST VALUE		209,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052664	Swimming Pool and	51,950	03/21/2025
31912	MAINT/ALTR	40	04/24/2014
13282	M H	125	11/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/2624	3/30/2010	WD	U	I	12	101,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: MARTIN P & JILL M M						
1185/2063	12/02/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UST= N8 W8 S8 E8 $ W21 PTO= N27 W18 S27 E18 $ W18
S30 E15 FOP= S8 E20N8 W20$ E45 N30$.

LAND DESCRIPTION

TOTAL OB/XF 24,664

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	4.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	22,500							

REVIEW DATE 04/12/2017 BY BC Total Acres: 4.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NE1/4 OF SW1/4, R
W 487.23 FT FOR POB, CONT W 513.
OF COUNTY RD, N ALONG R/W 50 FT,

MILTON MARTIN P/MILTON JILL M
538 SE DEER ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,614
TOTAL MARKET OB/XF VALUE		34,964
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		209,078
SOH/AGL Deduction		66,457
ASSESSED VALUE		142,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,210
TOTAL JUST VALUE		209,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/2624	3/30/2010	WD	U	I	12	101,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: MARTIN P & JILL M M						
1185/2063	12/02/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
12	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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

REVIEW DATE 04/12/2017 BY BC Total Acres: 4.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS