(AKA LOT 23 PRICE CREEK ACRES UN AS): COMM SE COR OF NE1/4 OF SE1 FT TO N R/W LINE OF GRADED RD FO

MILLS JAMES AND CAROLE REVOCABLE TRUST DATED MARCH
2978 THUNDER ROAD
MIDDLEBURG, FL 32068

2027

12-4S-17-08332-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

1009 SE POUNDS HAMMOCK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	43,740
TOTAL MARKET VALUE	50,740
SOH/AGL Deduction	2,611
ASSESSED VALUE	48,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,129
TOTAL JUST VALUE	50,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,740

LAND:2:1: PRONE TO FLOODING

LAND:1:1: LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1241	8/11/2023	QC	U	I	11	100
GRANTOR: MILLS CAROLE						
GRANTEE: MILLS JAMES AND CAR						
1457/1684	12/02/2021	WD	Q	V	01	85,000
GRANTOR: WILLIAMS KIMBERLY PAI						
GRANTEE: MILLS CAROLE						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.72	AC		1.00	1.00	1.00	4,500.00	4,500.00	25,740							
2	0000	C	VAC RES	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	18,000							

REVIEW DATE 01/31/2022 BY CP Total Acres: 9.72 Total Land Value: 43,740 Market: 0 Agricultural: 0 Common: 43,740 PRINTED 11/17/2026 BY SYS