COMM NE COR OF NE1/4 OF SEC 17,
S 1024.24 FT, E 190.01 FT FOR PO
E 670.16 FT, S 265 FT, W 669.19

FRASER JAMES R JR/FRASER MARTHA C
385 SE MILL CREEK CT
LAKE CITY, FL 32025

2027

16-4S-17-08387-002

BUILDING CHARACTERISTICS

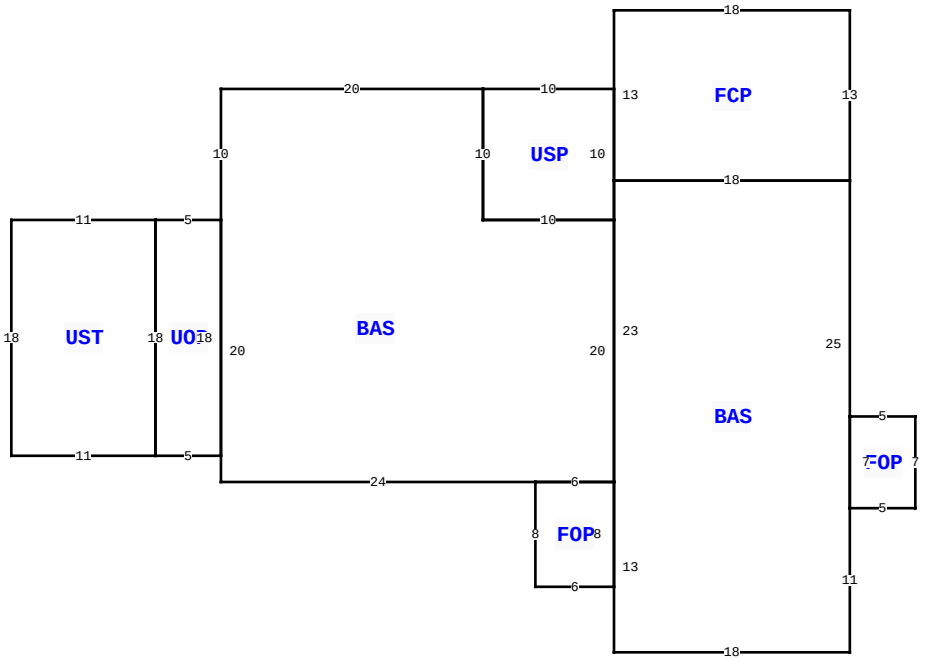
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100		648	48,901
BAS	800	100		800	60,372
FCP	234	25		58	4,377
FOP	35	30		10	755
FOP	48	30		14	1,056
UOP	90	20		18	1,359
USP	100	35		35	2,642
UST	198	45		89	6,716
TOTALS	2,153			1,672	126,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	105.5460	116.10	194,119	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1448 HX Base Yr



385 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0020	BARN,FR	0	100	33	16	528.00	UT	3.00	3.00	75	0	0	3	75	1,188	
2	0040	BARN,POLE	0	100	0	0	680.00	UT	1.00	1.00	100	0	0	3	100	680	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,177
TOTAL MARKET OB/XF VALUE		2,468
TOTAL LAND VALUE - MARKET		86,895
TOTAL MARKET VALUE		150,094
SOH/AGL Deduction		81,924
ASSESSED VALUE		68,170
TOTAL EXEMPTION VALUE	HX HB	43,170
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		215,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,834

SALE:1:1: MOTHER TO SON 4.01 AC WITH SMALL HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7171	ADDN SFR	17,000	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/1463	1/30/2004	WD	Q	I	01	36,900
GRANTOR: RUTH FRASER						
GRANTEE: JAMES & MARTHA FRAS						
0768/2263	12/23/1992	WD	Q	I	03	30,000
GRANTOR: RUTH FRASER						
GRANTEE: JAMES R FRASER JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 UOP= W5 UST= W11 S18 E11 N18$ S18 E5 N18$ S20 E24FOP= S8 E6 N8 W6$ E6 BAS= S13 E18 N11 FOP= E5 N7 W5 S7$ N25 FCP= N13 W18 S13 E18$ W18 S23$N20 USP= N10 W10 S10 E10$ W10 N10$.

LAND DESCRIPTION

TOTAL OB/XF 2,468

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	4.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	18,045							
2	5500	A	TIMBER 2	0			0.00	0.00	7.65	AC		1.00	1.00	1.00	445.00	445.00	3,404							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	7.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	68,850							

REVIEW DATE 05/01/2017 BY DF Total Acres: 11.66 Total Land Value: 21,449 Market: 68,850 Agricultural: 3,404 Common: 18,045 PRINTED 11/17/2026 BY SYS