

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

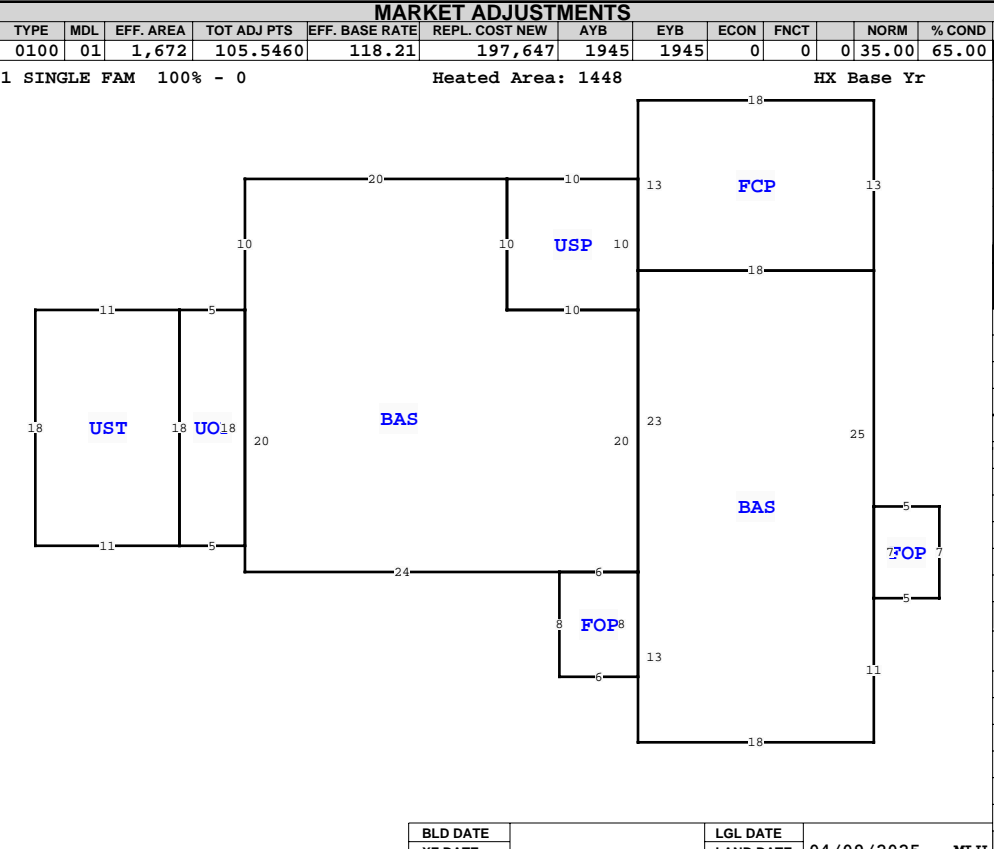
FRASER JAMES R JR/FRASER MARTHA C  
385 SE MILL CREEK CT  
LAKE CITY, FL 32025

2026

16-4S-17-08387-002



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04	SINGLE SID	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	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	49,790
BAS	800	100		800	61,469
FCP	234	25		58	4,456
FOP	35	30		10	768
FOP	48	30		14	1,076
UOP	90	20		18	1,383
USP	100	35		35	2,689
UST	198	45		89	6,839
TOTALS	2,153			1,672	128,471



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				128,471		
TOTAL MARKET OB/XF VALUE				2,468		
TOTAL LAND VALUE - MARKET				86,895		
TOTAL MARKET VALUE				152,388		
SOH/AGL Deduction				86,104		
ASSESSED VALUE				66,284		
TOTAL EXEMPTION VALUE				HX HB 41,284		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				217,834		
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			
<b>SALES DATA</b>						
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						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
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\$.						

**EXTRA FEATURES**

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

385 SE MILL CREEK CT, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/09/2025	MLU

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									