LOTS 4 & 5 BLOCK C MILL CREEK S/
685-671, 819-1394, 821-1781, 101

O'NEAL JOHN W/O'NEAL DANETTE
P O BOX 2166
LAKE CITY, FL 32056-2166

2027

16-4S-17-08387-104

BUILDING CHARACTERISTICS

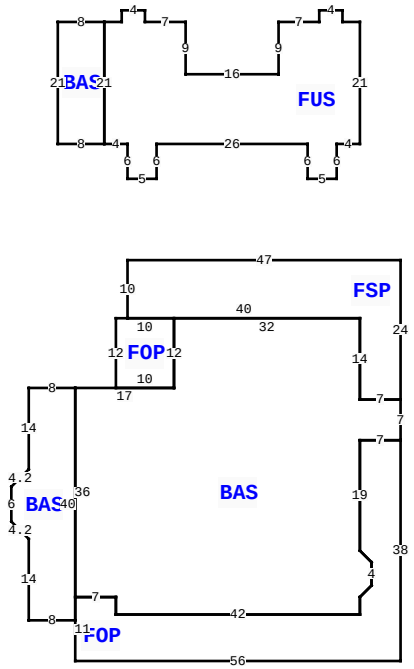
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		16417.100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	16,811
BAS	347	100		347	34,723
BAS	2,335	100		2,335	233,655
FOP	120	30		36	3,602
FOP	667	30		200	20,013
FSP	568	40		227	22,715
FUS	856	100		856	85,657
TOTALS	5,061			4,169	417,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,169	133.5852	146.94	612,593	1996	1996	0	0	0	31.90	68.10

1 SINGLE FAM 100% - 2007 Heated Area: 3706 HX Base Yr 2007



221 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	100	8	51	408.00	UT	1.50	1.50	100	1996	1996	3	100	612	
3	0260	PAVEMENT-A	0	100	0	0	8,856.00	UT	1.10	1.10	100	2004	2004	3	100	9,742	
4	0166	CONC,PAVMT	0	100	0	0	1,116.00	UT	2.00	2.00	100	2004	2004	3	100	2,232	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	40,800	
6	0294	SHED WOOD/	0	100	14	20	280.00	UT	11.00	11.00	100	2010	2010	3	100	3,080	
7	0060	CARPORT F	0	100	24	30	720.00	UT	3.50	3.50	100	2010	2010	3	100	2,520	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
10	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	417,176
TOTAL MARKET OB/XF VALUE	61,286
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	548,462
SOH/AGL Deduction	149,637
ASSESSED VALUE	398,825
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	347,414
TOTAL JUST VALUE	548,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	556,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28084	GARAGE	108	09/16/2009
22663	ADDN SFR	175	01/04/2005
11309	GARAGE	125	06/11/1996
11019	SFR	410	04/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/0416	4/09/2004	WD	Q	I		300,000
GRANTOR: CHARLES & MISCHAEL R						
GRANTEE: JOHN W & DANETTE O'						
0821/1781	5/07/1996	WD	U	V	35	66,400
GRANTOR: EVERETT W ROGERS						
GRANTEE: CHARLES G & MISCHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W10 S12 E10 N12$ S12 W17 BAS= W8 S14 D3 L3 S6 R3 D3 S14 E8 N40$ S36 FOP= S11 E56 N38 W7 S19 R2 D2 S4 D2 L2 S3 W42 N3 W7$ E7 S3 E42 N3 R2 U2 N4 U2 L2 N19 E7 N7 FSP= N24 W47 S10 E40 S14 E7$ W7 N14 $PTR= N30 FUS= N21 W3 N2 W4 S2 W7 S9 W16 N9 W7 N2 W4 S2 W3 BAS= W8 S21 E8 N21$ S21 E4 S6 E5 N6 E26 S6E5 N6 E4$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 61,286

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		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/01/2017 BY DF Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS