LOT 6 BLOCK C MILL CREEK S/D.

780-1709, 854-2430,

ORTIZ MIGUEL A/RODRIGUEZ JULIA E
311 SE MILL CREEK CT
LAKE CTIY, FL 32025

**2027**

**16-4S-17-08387-106**

## BUILDING CHARACTERISTICS

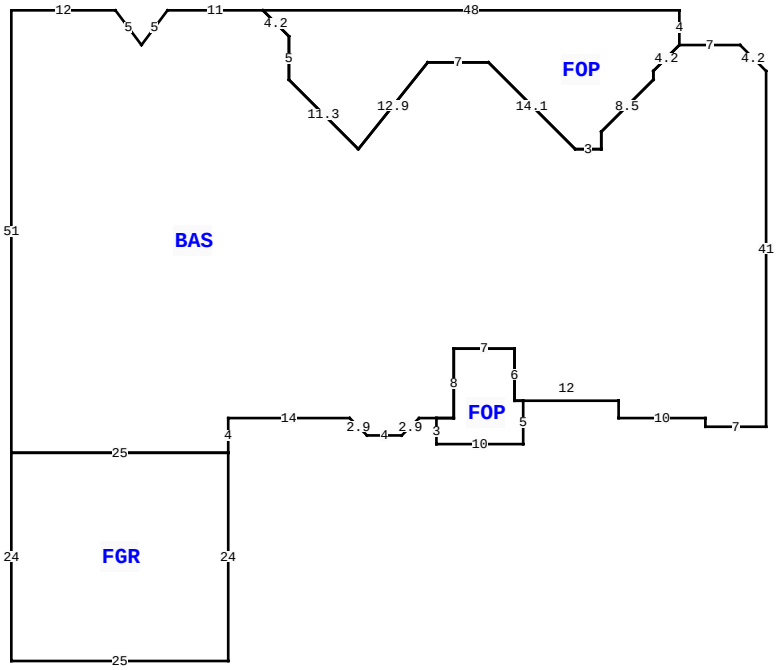
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 16417.100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,601 | 100 | | 3,601 | 322,327 |
| FGR | 600 | 55 | | 330 | 29,538 |
| FOP | 88 | 30 | | 26 | 2,327 |
| FOP | 471 | 30 | | 141 | 12,621 |
| TOTALS | 4,760 | | | 4,098 | 366,814 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,098 | 112.5200 | 123.77 | 507,209 | 1998 | 1998 | 0 | 0 | 0 | 27.68 | 72.32 |

1 SINGLE FAM 100% - 1999 Heated Area: 3601 HX Base Yr 1999




311 SE MILL CREEK CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2023 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 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 1998 | 1998 | 3 | 40 | 14,336 | |
| 2 | 0264 | PRCH,FSP | 0 | 100 | 28 | 48 | 1,344.00 | UT | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 100 | 5,376 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 832.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 1,248 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,328.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 6,492 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 366,814 |
| TOTAL MARKET OB/XF VALUE | | 28,652 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 423,466 |
| SOH/AGL Deduction | | 119,734 |
| ASSESSED VALUE | | 303,732 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 252,321 |
| TOTAL JUST VALUE | | 423,466 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 430,134 |

SALE:2:1: LOT 6 BLK C MILL CREEK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14038 | POOL | 0 | 05/21/1998 |
| 13753 | SFR | 570 | 03/12/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0854/2430 | 3/04/1998 | WD | Q | V | | 30,000 |
| GRANTOR: FARLEY | | | | | | |
| GRANTEE: ORTIZ & RODRIGUEZ | | | | | | |
| 0780/1709 | 9/15/1993 | WD | Q | V | | 32,900 |
| GRANTOR: EVERETT ROGERS | | | | | | |
| GRANTEE: ROBERT L FARLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 S51 FGR= S24 E25 N24 W25$ E25 N4 E14 D2 R2 E4 R2 U2 E2 FOP= S3 E10 N5 W1 N6 W7 S8 W2$ E2 N8 E7 S6 E12 S2 E10 S1 E7 N41 U3 L3 W7 FOP= N4 W48 R3 D3 S5 R8 D8 U10 R8 E7 R10 D10 E3 N2 U6 R6 N1 U3 R3 $ L3 D3 S1 L6 D6 S2 W3 U10 L10 W7 L8 D10 U8 L8 N5 U3 L3 W11 L3 D4 U4 L3 $.

## LAND DESCRIPTION

TOTAL OB/XF 28,652

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 05/01/2017 BY DF Total Acres: 4.11 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS