

COMM AT NE COR OF SEC, W 345 FT,  
FOR POB E 169.81 FT, S 223.18 FT  
S 264.98 FT, W 189.96 FT, N 488.

FREE GARY K/FREE JEANNIE M  
384 SE MILL CREEK CT  
LAKE CITY, FL 32025-3911

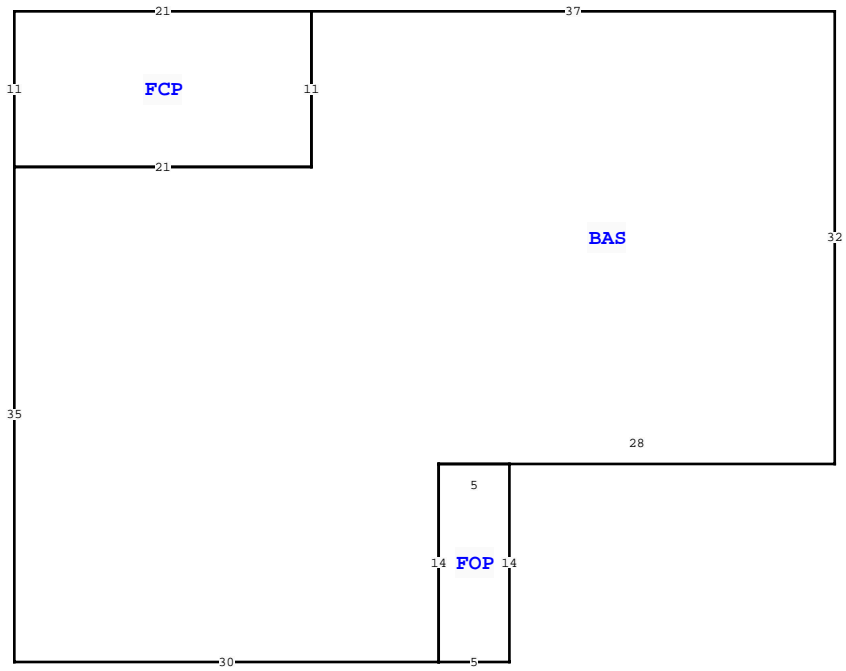
2026

17-4S-17-08397-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	60
Exterior Wall	21	STONE	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	17417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,045	100	
FCP	231	25	
FOP	70	30	
TOTALS	2,346		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
			Heated Area: 2045			HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		184,337	
TOTAL MARKET OB/XF VALUE		7,200	
TOTAL LAND VALUE - MARKET		26,260	
TOTAL MARKET VALUE		217,797	
SOH/AGL Deduction		71,274	
ASSESSED VALUE		146,523	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		95,112	
TOTAL JUST VALUE		217,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1844	7/02/2020	WD	Q	I	01	195,000
GRANTOR: ANDREW & KACEY SCHRAD						
GRANTEE: GARY K & JEANNIE M						
1285/0629	11/04/2014	WD	U	I	12	89,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: ANDREW & KACEY SCHR						

EXTRA FEATURES		384 SE MILL CREEK CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0031	BARN, MT AE	0.00

L	OB/XF	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	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0031	BARN, MT AE	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	6,000	
<b>TOTAL OB/XF 7,200</b>																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 FCP= W21 S11 E21 N11\$ S11 W21 S35 E30 FOP= E5 N14 W5 S14\$ N14 E28 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,200																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,260							