LOT 3 BLOCK B MILL CREEK S/D.
754-227, 755-1142, 874-230, FJ 1

TATEM MICHAEL A/TATEM JUDY
260 SE MILL CREEK CT
LAKE CITY, FL 32025

2027

17-4S-17-08397-113

BUILDING CHARACTERISTICS

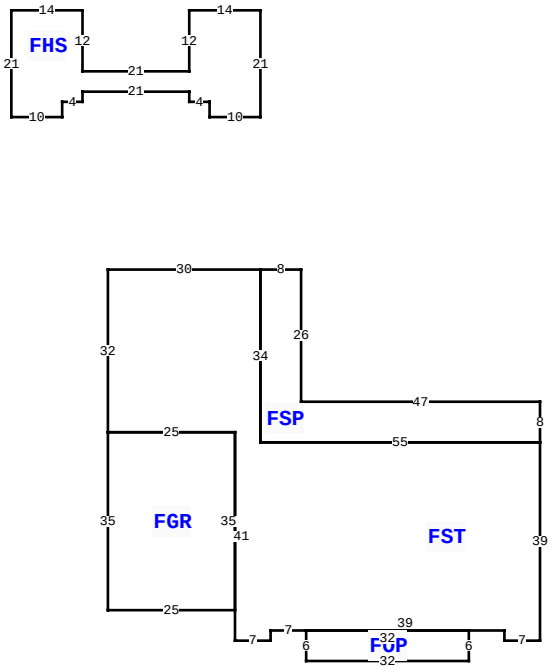
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	875	55		481	49,990
FHS	648	60		389	40,429
FOP	192	30		58	6,028
FSP	648	40		259	26,918
FST	3,218	55		1,770	183,956
TOTALS	5,581			2,957	307,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,957	132.3284	145.56	430,421	1999	1999	0	0	0	28.60	71.40

1 SINGLE FAM 100% - 2019 Heated Area: 648 HX Base Yr 2019



260 SE MILL CREEK CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	2,696.00	UT	1.50	1.50	100	1999	1999	3	100	4,044	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	30	2000	2000	3	30	10,752	
3	0282	POOL ENCL	0	100	25	47	1,175.00	UT	15.00	15.00	30	2000	2000	3	30	5,288	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	307,321
TOTAL MARKET OB/XF VALUE	21,584
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	351,405
SOH/AGL Deduction	81,951
ASSESSED VALUE	269,454
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	218,043
TOTAL JUST VALUE	351,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16667	POOL	170	02/28/2000
15360	SFR	585	04/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2428	8/30/2018	WD	Q	I	01	270,000
GRANTOR: DENNIS P TURNER						
GRANTEE: MICHAEL A & JUDY TA						
1064/2451	11/04/2005	WD	Q	I	06	0
GRANTOR: STACEY S TURNER (DIVO						
GRANTEE: DENNIS P TURNER						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W30 S32 FGR= S35 E25 N35 W25$ E25 S41 E7 N2 E7 FOP= S6 E32 N6 W32$ E39 S2 E7 N39 FSP= N8 W47 N26 W8 S34 E55$ W55 N34$ PTR= N30 FHS= N21 W14 S12 W21 N12 W14 S21 E10 N3 E4 N2 E21 S2 E4 S3 E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 21,584

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	22,500.00	22,500.00	22,500							

REVIEW DATE 05/03/2017 BY BC Total Acres: 0.56 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS