

LOT 6 BLOCK B MILL CREEK S/D.
754-021, 866-2274, WD 1037-2521.

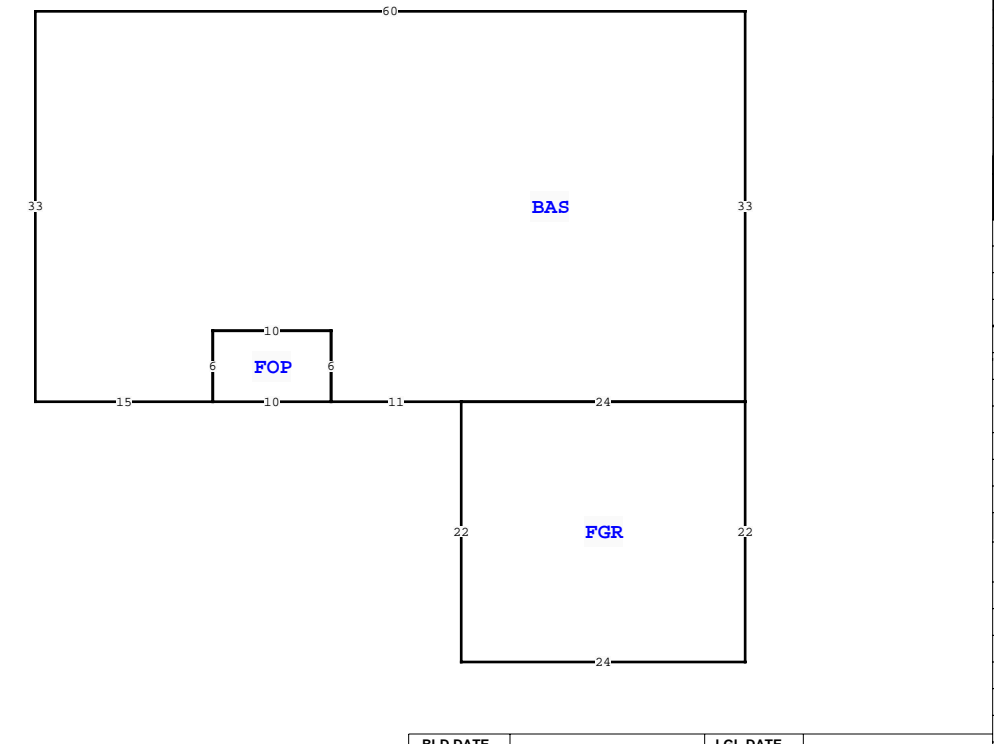
VINSON MICHAEL D/VINSON GWENDOLYN
342 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

17-4S-17-08397-116

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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%	2006		302,184	1990	1995	0	0	34.50	65.50



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	197,931			
TOTAL MARKET OB/XF VALUE	10,984			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	231,415			
SOH/AGL Deduction	64,360			
ASSESSED VALUE	167,055			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	115,644			
TOTAL JUST VALUE	231,415			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	230,890			

SALE:2:1: LOT 6, BLOCK B, MILL CREEK
SALE:1:1: LOT 6 BLOK B MILL CREEK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045566	Roof Replacement	25,387	09/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1037/2521	2/10/2005	WD Q	Q	I		175,000
GRANTOR: JAMES V & CAROLYN V S						
GRANTEE: MICHAEL D & GWENDOLYN						
0866/2274	9/30/1998	WD Q	Q	I		113,000
GRANTOR: SANDLIN						
GRANTEE: STREER						

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	170,569
FGR	528	55		290	25,763
FOP	60	30		18	1,599
TOTALS	2,508			2,228	197,931

342 SE MILL CREEK CT, LAKE CITY
BLD DATE: 04/14/2026 MLU
XF DATE
INC DATE

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	27	25	675.00	UT	2.00	100	0	0	3	100	1,350	
3	0166	CONC, PAVMT	0	100	10	85	850.00	UT	2.00	100	0	0	3	100	1,700	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	50	1993	1993	3	50	750	
5	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	100	1993	1993	3	100	4,320	
6	0060	CARPORT F	0	100	12	24	288.00	UT	3.00	100	1993	1993	3	100	864	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S33 E15 FOP= E10 N6 W10 S6\$ N6 E10 S6 E11 FGR= S22 E24 N22 W24\$ E24 N33\$.

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	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							