

LOT 3 BLOCK C MILL CREEK S/D.
816-708, 827-871, 837-685, WD 14

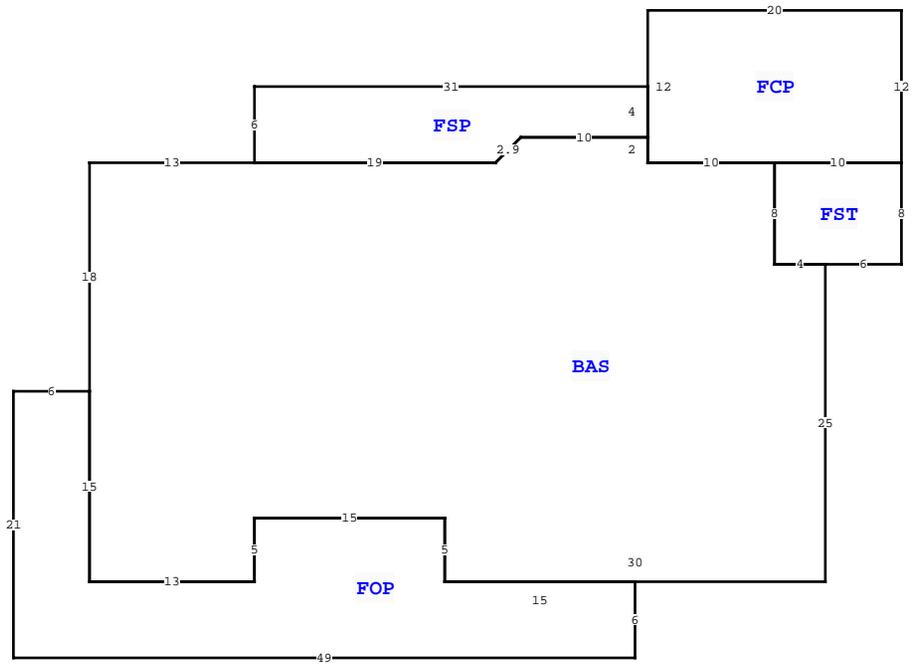
CODY SCOTT GLENN
159 SE MILL CREEK CT
LAKE CITY, FL 32025

2026

17-4S-17-08397-123
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

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% - 2023			337,069	1997	1997	0	0	35.00	65.00



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		219,095
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		244,045
SOH/AGL Deduction		8,836
ASSESSED VALUE		235,209
TOTAL EXEMPTION VALUE	HX HB 13	235,209
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		244,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,337

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	187,517
FCP	240	25		60	6,152
FOP	459	30		138	14,149
FSP	164	40		66	6,767
FST	80	55		44	4,511
TOTALS	2,772			2,137	219,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11648	SFR	3,152	09/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1749	10/03/2022	WD	Q	I	01	300,000

GRANTOR: BUSSCHER GINA R	GRANTEE: CODY SCOTT GLENN				
0827/0871	8/29/1996	WD	Q	V	12,000
GRANTOR: ROBERTS LAND & TIMBER	GRANTEE: GINA BUSSCHER				

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
159 SE MILL CREEK CT, LAKE CITY					04/14/2026	MLU	

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	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC, PAVMT	0	100	12	300.00	UT	1.50	1.50	100	1997	1997	3	100	450	

BUILDING DIMENSIONS	
BAS= W13 S18 FOP= W6 S21 E49N6 W15 N5 W15 S5 W13 N15\$ S15 E13 N5 E15 S5 E30 N25 FST= E6 N8 W10 S8 E4\$ W4 N8 FCP= E10 N12 W20 S12 E10\$ W10 N2 FSP= N4 W31 S6 E19 U2 R2 E10\$ W10 L2 D2 W19\$.	

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							