COMM SE COR, RUN N 1417.87 FT, W 2159.50 FT, W 1825.35 FT TO E R/ 225.94 FT FOR POB, CONT N 220.93

MILLIKIN MICHAEL FRANK/OSBORNE TERRELL
2023 SW SR 47
LAKE CITY, FL 32025

2026

18-4S-17-08451-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

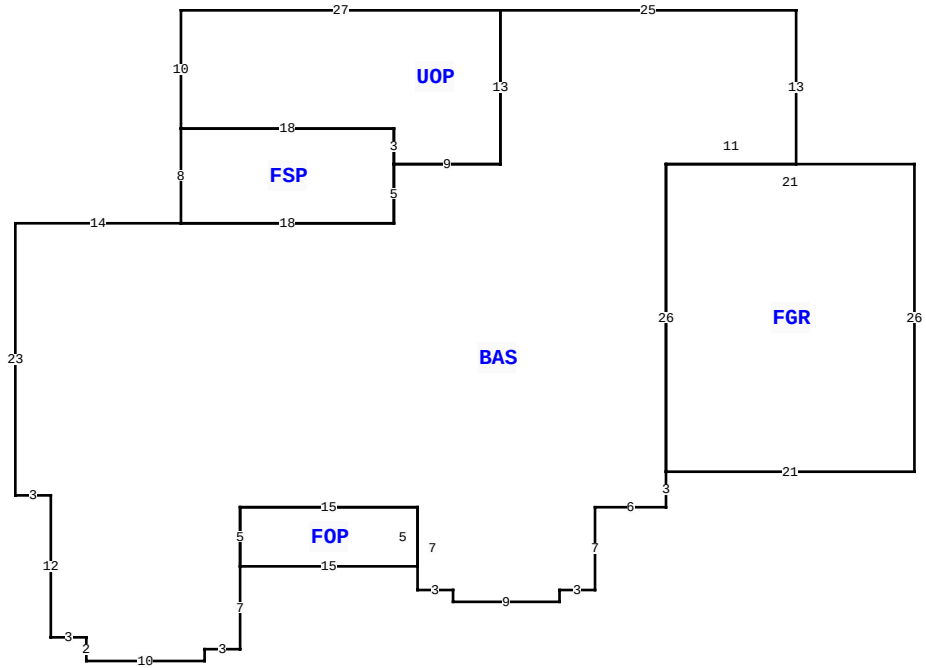
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100		2,070	186,513
FGR	546	55		300	27,031
FOP	75	30		22	1,983
FSP	144	40		58	5,226
UOP	297	20		59	5,316
TOTALS	3,132			2,509	226,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	121.5984	138.62	347,798	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2070 HX Base Yr



2023 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,069
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		23,600
TOTAL MARKET VALUE		252,469
SOH/AGL Deduction		99,816
ASSESSED VALUE		152,653
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,242
TOTAL JUST VALUE		252,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/86	7/29/2025	LE	U	I	14	100
GRANTOR: MILLIKIN MICHAEL FRAN						
GRANTEE: MILLIKIN MICHAEL FR						
1543/120	6/19/2025	LE	U	I	14	100
GRANTOR: MILLIKIN MICHAEL FRAN						
GRANTEE: MILLIKIN MICHAEL FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= W27 S10 E18 S3 E9 N13$ S13 W9 FSP= N3 W18 S8 E18 N5$ S5 W18 W14 S23 E3 S12 E3 S2 E10 N1 E3 N7 FOP= E15 N5 W15 S5$ N5 E15 S7 E3 S1E9 N1 E3 N7 E6 N3 FGR= E21 N26 W21 S26$ N26 E11 N13$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		RSF-1	0.00	0.00	2.36	AC		1.00	1.00	0.50	20,000.00	10,000.00	23,600							

REVIEW DATE 06/26/2013 BY RP Total Acres: 2.36 Total Land Value: 23,600 Market: 0 Agricultural: 0 Common: 23,600 PRINTED 05/08/2026 BY SYS