LOT 28 HIGH POINTE S/D.

WD 1170-733, WD 1518-1114,

MILLS JOHN III/MILLS LAURA MARIE
171 NW ANSLEY PL
LAKE CITY, FL 32055

**2027**

**20-3S-16-02202-128**

## BUILDING CHARACTERISTICS

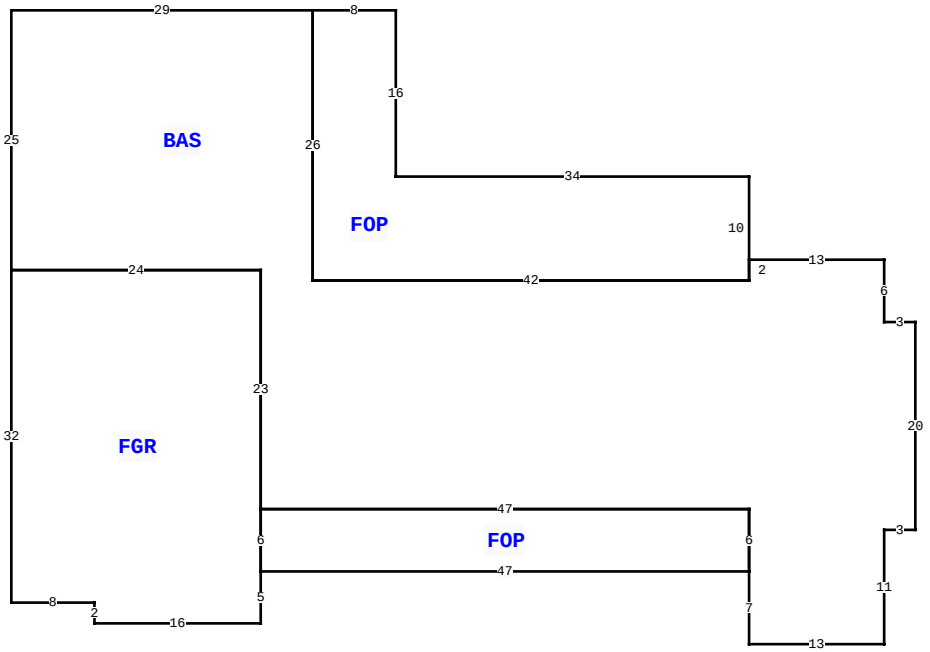
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 02 | 02 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 20316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,305 | 100 | | 2,305 | 322,933 |
| FGR | 800 | 55 | | 440 | 61,644 |
| FOP | 282 | 30 | | 85 | 11,909 |
| FOP | 548 | 30 | | 164 | 22,976 |
| TOTALS | 3,935 | | | 2,994 | 419,462 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,994 | 129.9606 | 142.96 | 428,022 | 2021 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 2305 HX Base Yr




171 NW ANSLEY PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 MLU |
| 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 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2021 | 2021 | | 100 | 2,500 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 852.00 | UT | 2.00 | 2.00 | 100 | 2021 | 2021 | | 100 | 1,704 | |
| 3 | 0280 | POOL R/CON | 0 | 0 | 30 | 15 | 450.00 | UT | 70.00 | 70.00 | 100 | 2021 | 2021 | | 93 | 29,295 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 419,462 |
| TOTAL MARKET OB/XF VALUE | 33,499 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 507,961 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 507,961 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 507,961 |
| TOTAL JUST VALUE | 507,961 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 515,590 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40697 | POOL | 0 | 10/12/2020 |
| 39492 | SFR | 0 | 03/20/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/1114 | 7/01/2024 | WD | Q | I | 01 | 690,000 |
| GRANTOR: KARLTON MATTHEW B | | | | | | |
| GRANTEE: MILLS JOHN III | | | | | | |
| 1170/0733 | 3/31/2009 | WD | Q | V | 01 | 42,900 |
| GRANTOR: HIGHPOINT FARMS LLC | | | | | | |
| GRANTEE: MATTHEW B & LYNDI M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=80,30] S25 E24 S23 E47 S6 S7 E13 N11 E3 N20 W3 N6 W13 S2 W42 N26 W29 $
FGR=[ORIG=80,55] S32 E8 S2 E16 N5 N6 N23 W24 $
FOP=[ORIG=109,30] S26 E42 N10 W34 N16 W8 $
FOP=[ORIG=104,78] S6 E47 N6 W47 $
.

## LAND DESCRIPTION

TOTAL OB/XF 33,499

| 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 | 0 | | PRRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 09/11/2024 BY TP Total Acres: 1.59 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS