THAT PART OF LOT 19 LAKEWOOD
ACRES S/D DESC AS FOLLOWS:
BEG AT NW COR OF LOT 19 & E

WHITING THOMAS J & MILANGEL M/WHITING MILANGEL M
,

2027

21-3S-16-02216-011

BUILDING CHARACTERISTICS

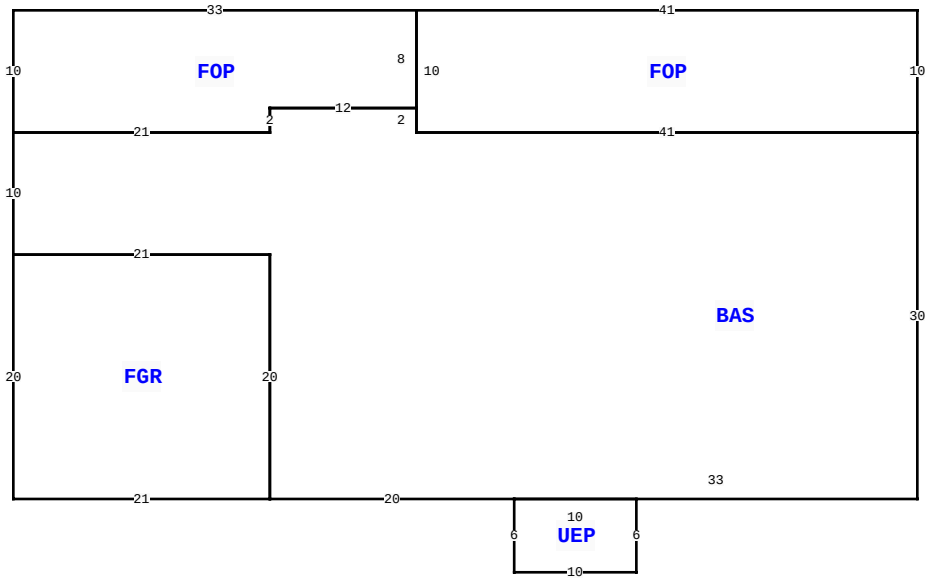
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	21316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	164,206
FGR	420	55		231	20,796
FOP	306	30		92	8,282
FOP	410	30		123	11,073
UEP	60	60		36	3,241
TOTALS	3,020			2,306	207,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	125.9060	138.50	319,381	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1824 HX Base Yr



138 NW FLINTLOCK GLN, 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0060	CARPORT F	0	0	19	21	399.00	UT	5.00	5.00	70	1993	1993	3	70	1,397	
4	0210	GARAGE U	0	0	20	21	420.00	UT	18.00	18.00	70	1993	1993	3	70	5,292	
5	0120	CLFENCE 4	0	0	0	0	550.00	UT	4.50	4.50	70	1993	1993	3	70	1,733	
6	0210	GARAGE U	0	0	12	20	240.00	UT	16.00	16.00	100	2014	2014	3	100	3,840	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,598
TOTAL MARKET OB/XF VALUE	15,312
TOTAL LAND VALUE - MARKET	29,260
TOTAL MARKET VALUE	252,170
SOH/AGL Deduction	0
ASSESSED VALUE	252,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,170
TOTAL JUST VALUE	252,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,932

SALE:2:1: 5.02 ACRES WITH IMP

SALE:1:1: LOT 19, LAKEWOOD ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056433	Remodel	22,651	08/28/2026
000050342	Roof Replacement	16,500	07/12/2024
32534	REMODEL	105	12/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/1347	7/19/2013	WD	Q	I	01	144,900
GRANTOR: RALPH E & ERMA J ANDR						
GRANTEE: THOMAS J & MILANGEL						
0747/1226	6/25/1991	WD	Q	I		79,500
GRANTOR: JACK R CUTTER						
GRANTEE: RALPH E ANDREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 N2 W12 S2 W21 S10 FGR= S20 E21 N20 W21$ E21 S20 E20 UEP= S6 E10 N6 W10$ E33 N30$ FOP= N10 W41 FOP= W33 S10 E21 N2 E12 N8$ S10 E41$.

LAND DESCRIPTION

TOTAL OB/XF 15,312

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		A-1	0.00	0.00	2.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,260							

REVIEW DATE 09/03/2024 BY JS Total Acres: 2.09 Total Land Value: 29,260 Market: 0 Agricultural: 0 Common: 29,260 PRINTED 11/17/2026 BY SYS