LOT 3 PINE OAK HAMMOCK S/D.
736-173, WD 831-1658, 831-1659,

MILNER BONIFACIOUS EARL
685 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2027

22-6S-17-09736-103

BUILDING CHARACTERISTICS

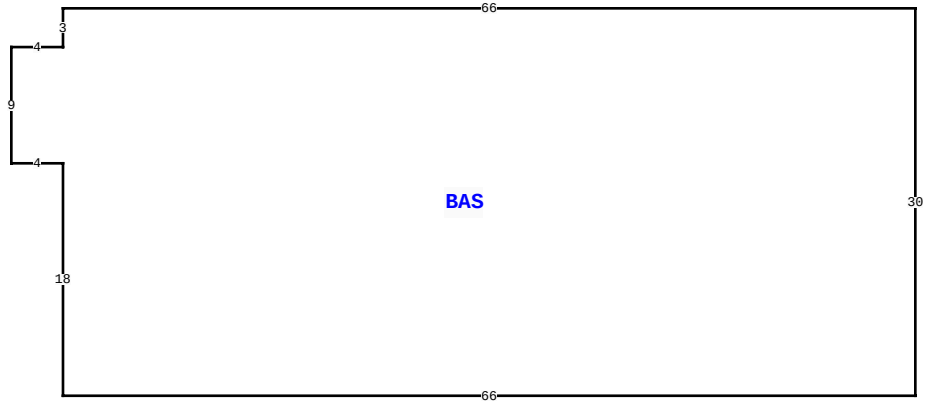
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	190,106
TOTALS	2,016			2,016	190,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,016	117.9000	109.65	221,054	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 2016 HX Base Yr 2019



685 SW HAMMOCK HILL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,106
TOTAL MARKET OB/XF VALUE		29,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		259,106
SOH/AGL Deduction		107,909
ASSESSED VALUE		151,197
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		49,786
TOTAL JUST VALUE		259,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37210	M H	410	09/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1415	9/02/2025	WD	U	I	16	350,000
GRANTOR: MILNER JOAN M						
GRANTEE: MILNER BONIFACIOUS						
1359/0732	5/02/2018	WD	Q	V	03	30,000
GRANTOR: RICHARD ANTHONY MIEMI						
GRANTEE: BONIFACIUS E & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S3 W4 S9 E4 S18 E66 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	3,900.00	3,900.00	100	2026	2025		100	3,900	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	4,900.00	4,900.00	100	2026	2025		100	4,900	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 29,000

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/02/2025 BY RP Total Acres: 4.30 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS