

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

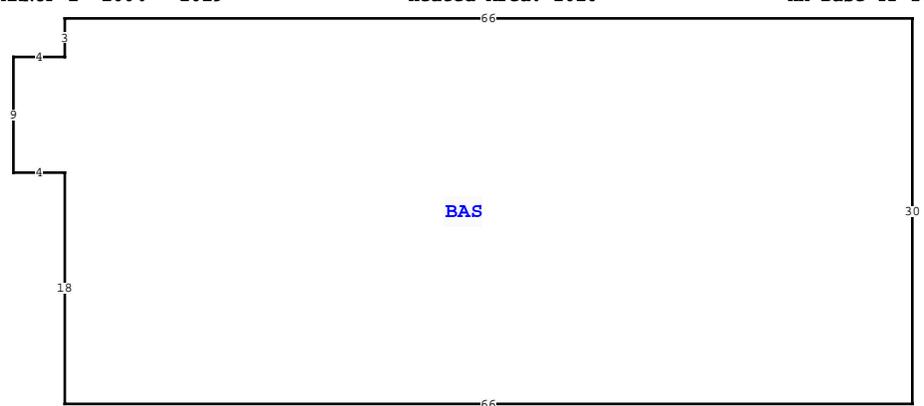
MILNER BONIFACIOUS EARL  
685 SW HAMMOCK HILL CIR  
LAKE CITY, FL 32024

**2026**

22-6S-17-09736-103  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100 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
BAS	2,016	100	
TOTALS	2,016		196,227

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	113.18	228,171	2018	2018		0	0	14.00
1 MANUF 1 100% - 2019 Heated Area: 2016 HX Base Yr 2019											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		196,227
TOTAL MARKET OB/XF VALUE		29,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		265,227
SOH/AGL Deduction		118,434
ASSESSED VALUE		146,793
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		45,382
TOTAL JUST VALUE		265,227
NCON VALUE		20,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,055

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2018
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2018
3	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	100	2026
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	3,900.00	100	2026
5	0070	CARPORT UF	0	100	0	0	1.00	UT	4,900.00	100	2026
6	0040	BARN, POLE	0	100	0	0	1.00	UT	8,000.00	100	2026
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	100	2026
8	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	100	2026

TOTAL OB/XF											
29,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	1.00

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

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	1.00