3 AC OFF W END OF S 11 AC OF SW1
RD EX 0.50 AC DESC ORB 648-699 &
STRIP(.09 AC) DESC IN ORB 1152-8

MINTER PERCY JR/MINTER GERALDINE S
299 SW MINTER RD
LAKE CITY, FL 32024

2027

22-6S-17-09744-000

BUILDING CHARACTERISTICS

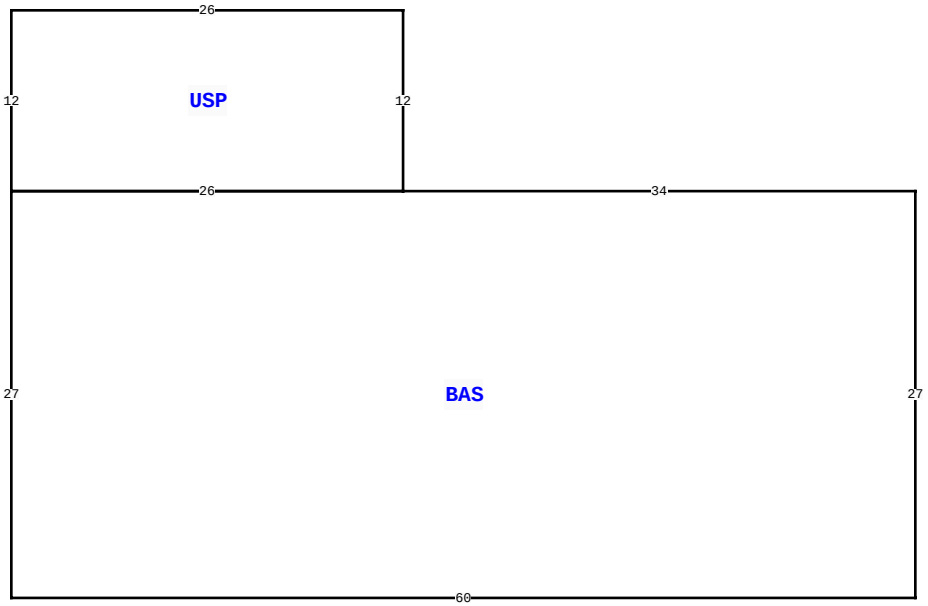
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	99,532
USP	312	35		109	6,697
TOTALS	1,932			1,729	106,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,729	113.9000	105.93	183,153	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 0 Heated Area: 1620 HX Base Yr



299 SW MINTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,229
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		30,560
TOTAL MARKET VALUE		141,239
SOH/AGL Deduction		70,100
ASSESSED VALUE		71,139
TOTAL EXEMPTION VALUE	HX HB	46,139
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/0821	1/31/2008	WD	Q	I	01	100
GRANTOR: PERCY & GERALDINE MIN						
GRANTEE: WECSDELE JOSEPH						
1142/2312	1/31/2008	WD	Q	I	03	100
GRANTOR: PERCY & GERALDINE MIN						
GRANTEE: KATIA CHERISOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 USP= N12 W26 S12 E26$ W26 S27 E60 N27$.

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	0040	BARN,POLE	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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		A-1	0.00	0.00	1.91	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,560							

REVIEW DATE 10/25/2017 BY BC Total Acres: 1.91 Total Land Value: 30,560 Market: 0 Agricultural: 0 Common: 30,560 PRINTED 11/16/2026 BY SYS