COMM NE COR OF SW1/4 OF NE1/4, R
S APPROX 638.26 FT TO N R/W OF 6
RUN NW ALONG R/W APPROX 542.73 F

MIDDLETON J SCOTT/MIDDLETON PATRICIA A
P O BOX 1881
LAKE CITY, FL 32056

2027

26-3S-16-02306-000

BUILDING CHARACTERISTICS

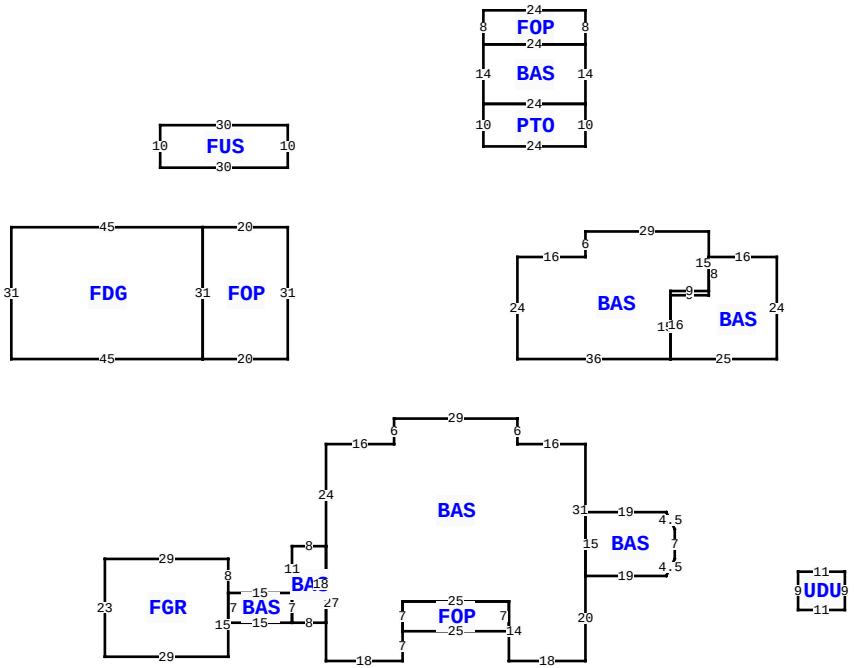
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100		105	8,671
BAS	144	100		144	11,892
BAS	307	100		307	25,353
BAS	336	100		336	27,748
BAS	528	100		528	43,603
BAS	1,119	100		1,119	92,410
BAS	2,935	100		2,935	242,380
FDG	1,395	60		837	69,122
FGR	667	55		367	30,308
FOP	175	30		52	4,295
TOTALS	9,162			7,340	606,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,340	115.4979	127.05	932,547	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 5774 HX Base Yr 1998



** This building has 15 Sub-Areas

732 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	7,320.00	UT	1.50	1.50	100	1993	1993	3	100	10,980	
4	0166	CONC,PAVMT	0	100	0	0	3,333.00	UT	1.50	1.50	100	1999	1999	3	100	5,000	
5	0166	CONC,PAVMT	0	100	0	0	4,018.00	UT	1.50	1.50	100	2001	2001	3	100	6,027	
6	0167	DOOR,OHEAD	0	100	0	0	5.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	5,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	15,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	723,604
TOTAL MARKET OB/XF VALUE	44,307
TOTAL LAND VALUE - MARKET	388,260
TOTAL MARKET VALUE	1,156,171
SOH/AGL Deduction	316,788
ASSESSED VALUE	839,383
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	787,972
TOTAL JUST VALUE	1,156,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,167,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051420	Remodel	9,984	11/06/2024
17276	ADDN SFR	150	08/02/2000
15410	GARAGE	100	04/22/1999
15410	GARAGE	100	04/22/1999
14444	ADDN SFR	70	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0848	5/31/2018	WD	Q	V	03	85,000
GRANTOR: JOHN & DE-MARIE ROBER						
GRANTEE: SCOTT J & PATRICIA						
1315/1918	5/26/2016	WD	Q	V	01	83,000
GRANTOR: BRUCE & KATHRYN RIEND						
GRANTEE: JOHN & DE-MARIE ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 N6 W29 S6 W16 S24 S27 E18 N7 N7 E25 S14 E18 N20 N31 $

FDG=[ORIG=-90,-51] W45 S31 E45 N31 $
BAS=[ORIG=20,-20] N15 E9 N15 W29 S6 W16 S24 E36 $
FGR=[ORIG=-84,35] N8 W29 S23 E29 N15 $
FOP=[ORIG=-70,-20] N31 W20 S31 E20 $
BAS=[ORIG=20,-20] E25 N24 W16 S8 W9 S16 $

BAS=[ORIG=0,-80] N14 W24 S14 E24 $
BAS=[ORIG=0,31] E19 U4R2 N7 U4L2 W19 S15 $
FUS=[ORIG=-70,-65] N10 W30 S10 E30 $
PTO=[ORIG=0,-70] N10 W24 S10 E24 $

LAND DESCRIPTION

TOTAL OB/XF 44,307

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	0133	C	SFR LAKE	100		00	0.00	0.00	9.77	AC		1.00	1.00	1.00	27,500.00	27,500.00	268,675							
2	0000	C	VAC RES	100		00	0.00	0.00	2.73	AC		1.00	1.00	1.00	17,000.00	17,000.00	46,410							
3	9520	C	LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	73,000.00	73,000.00	73,000							
4	9500	C	SUBMERGED	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							

REVIEW DATE 03/19/2026 BY robin Total Acres: 15.14 Total Land Value: 388,260 Market: 0 Agricultural: 0 Common: 388,260 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SW1/4 OF NE1/4, R
S APPROX 638.26 FT TO N R/W OF 6
RUN NW ALONG R/W APPROX 542.73 F

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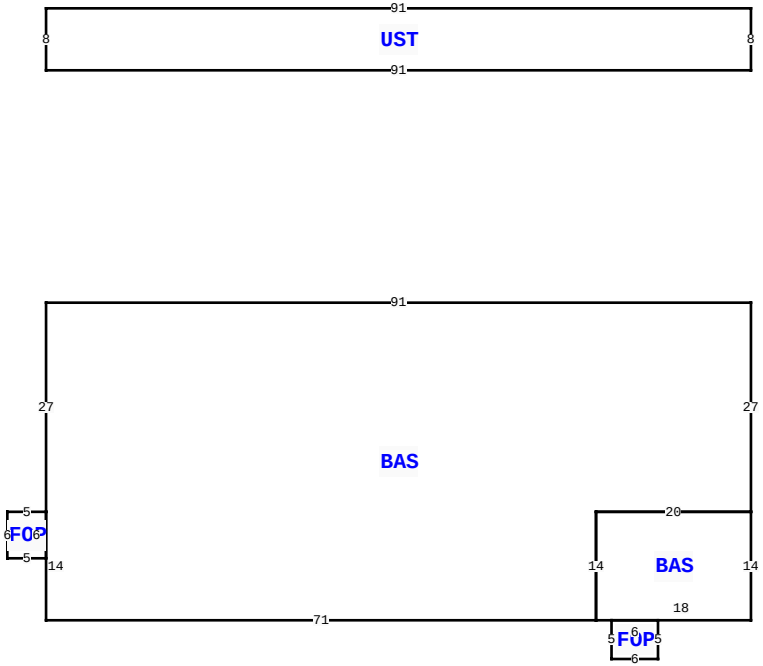
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	26316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	8,066
BAS	3,451	100		3,451	99,415
FOP	30	30		9	259
FOP	30	30		9	259
UST	728	45		328	9,449
TOTALS	4,519			4,077	117,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	4,077	88.8250	41.75	170,215	2001	2001	0	0	0	31.00	69.00

2 SERVGARAGE 100% - 1998 Heated Area: 3731 HX Base Yr 1998



732 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
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1315/1918	5/26/2016	WD	Q	V	01	83,000
GRANTOR: BRUCE & KATHRYN RIEND						
GRANTEE: JOHN & DE-MARIE ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W91 S27 S14 E71 N14 E20 N27 $
UST=[ORIG=0,-30] N8 W91 S8 E91 $
BAS=[ORIG=-20,41] E2 E18 N14 W20 S14 $
FOP=[ORIG=-91,27] W5 S6 E5 N6 $
FOP=[ORIG=-18,41] S5 E6 N5 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2026 BY robin Total Acres: 15.14 Total Land Value: 388,260 Market: 0 Agricultural: 0 Common: 388,260 PRINTED 11/17/2026 BY SYS