

BEG AT NE COR OF SEC, RUN S
1031.64 FT TO N R/W OF SCL RR,
N 73 DG W ALONG R/W 342 FT,

WOOD MICHAEL W
1448 NW OLD MILL DR
LAKE CITY, FL 32055

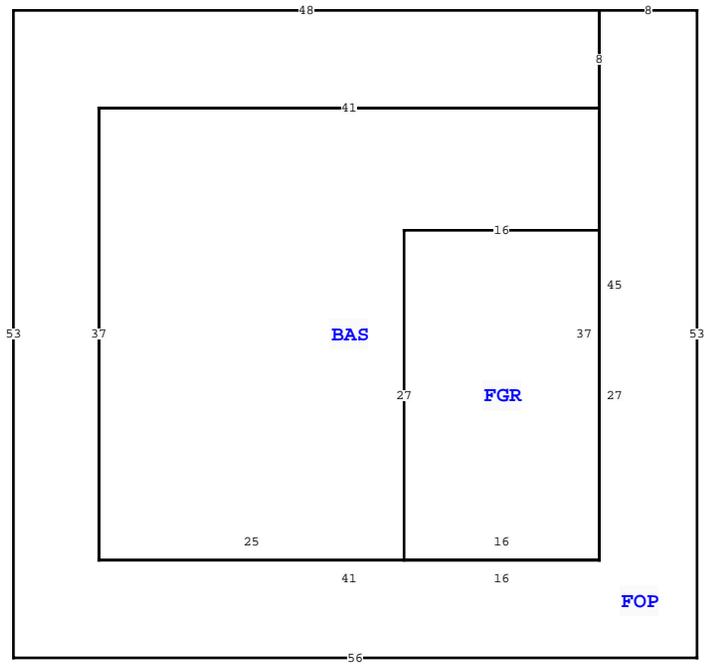
2026

27-3S-16-02310-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,517	100	
FGR	432	55	
FOP	1,451	30	
TOTALS	3,400		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0102	01	2,190	106.7000	66.15	144,868	1994	1994	0	0	38.75	61.25	
1 STRG/CONV 100% - 2023 Heated Area: 1517 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			796,947
TOTAL MARKET OB/XF VALUE			64,321
TOTAL LAND VALUE - MARKET			133,650
TOTAL MARKET VALUE			994,918
SOH/AGL Deduction			48,829
ASSESSED VALUE			946,089
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			894,678
TOTAL JUST VALUE			994,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,005,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38817	SFR	0	10/28/2019
7665	PUMP/UTPOL	25	10/07/1993
41119	POOL		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0118	6/23/2015	WD Q	Q	I	01	172,000
GRANTOR: SALVATORE ANNINO						
GRANTEE: MICHAEL W WOOD						
1232/1196	4/02/2012	WD U	U	I	11	100
GRANTOR: JOSEPHINE R STREICHER						
GRANTEE: SALVATORE ANNINO						

EXTRA FEATURES																
L N	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	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
2	0280	POOL R/CON	0	100	0	773.00	UT	70.00	70.00	100	2022	2021		93	50,322	
3	0166	CONC,PAVMT	0	100	0	1,333.00	UT	3.00	3.00	100	2022	2021		100	3,999	
TOTALS													3,400	2,190	88,732	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S37 E25 FGR= N27 E16 S27 W16\$ E16 N37\$ FOP= N8W48 S53 E56 N53W8 S45 W41 N37 E41\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	4.95	AC		1.00	1.00	0.90	30,000.00	27,000.00	133,650								

BEG AT NE COR OF SEC, RUN S
1031.64 FT TO N R/W OF SCL RR,
N 73 DG W ALONG R/W 342 FT,

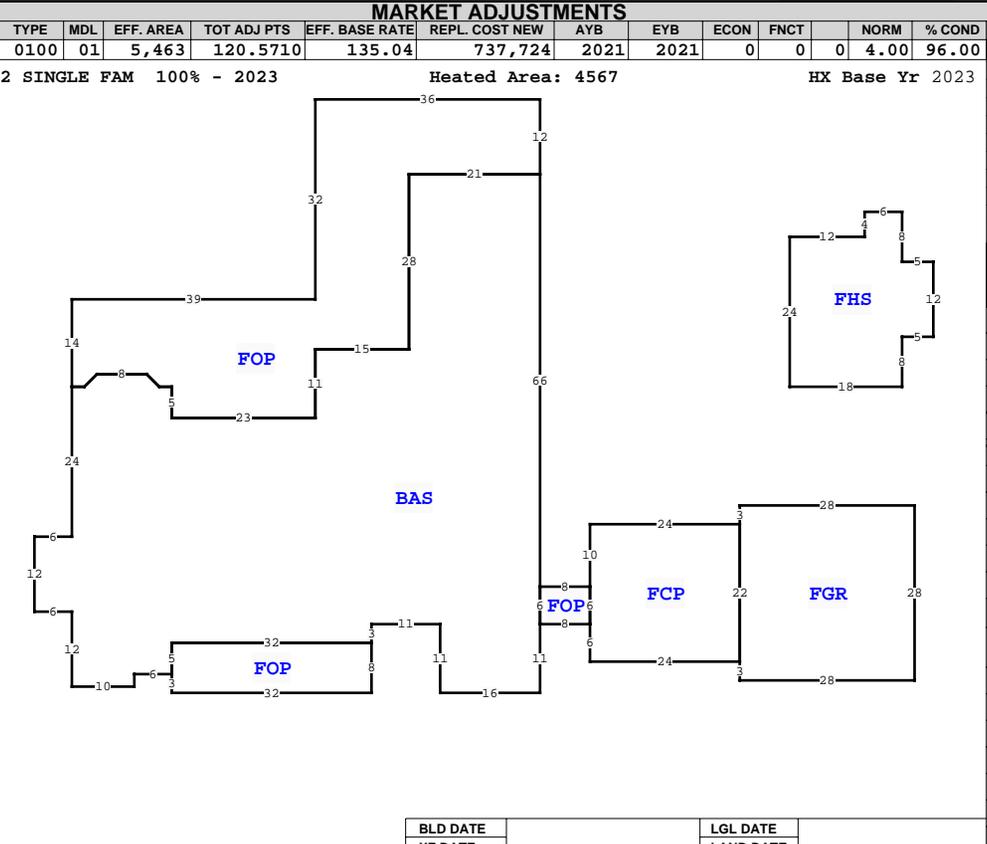
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1448 NW OLD MILL DR
LAKE CITY, FL 32055

2026

27-3S-16-02310-010


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	27316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,051	100	
FCP	528	25	
FGR	784	55	
FHS	516	60	
FOP	48	30	
FOP	256	30	
FOP	1,493	30	
TOTALS	7,676		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,463	120.5710	135.04	737,724	2021	2021	0	0	4.00	96.00
2 SINGLE FAM 100% - 2023 Heated Area: 4567 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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Tax Group: 2	Tax Dist:		
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1232/1196	4/02/2012	WD	U	I	11	100
GRANTOR: JOSEPHINE R STREICHER						
GRANTEE: SALVATORE ANNINO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
1448 NW OLD MILL DR, LAKE CITY	
BUILDING DIMENSIONS BAS=[ORIG=70,10] W21 S28 W15 S11 W23 N5 W2 U2L2 W8 D2L2 W2 S24 W6 S12 E6 S12 E10 N2 E6 N5 E32 N3 E11 S11 E16 N11 N6 N66 \$ FOP=[ORIG=-5,30] S14 E2 U2R2 E8 D2R2 E2 S5 E23 N11 E15 N28 E21 N12 W36 S32 W39 \$ FGR=[ORIG=102,63] S3 S22 S3 E28 N28 W28 \$ FCP=[ORIG=78,66] S10 S6 S6 E24 N22 W24 \$ FOP=[ORIG=11,85] S5 S3 E32 N8 W32 \$ FOP=[ORIG=70,76] S6 E8 N6 W8 \$ FHS=[ORIG=110,20] S24 E18 N8 E5 N12 W5 N8 W6 S4 W12 \$	

EXTRA FEATURES																
L N	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

LAND DESCRIPTION												TOTAL OB/XF					0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV