LOTS 5, 6 & 7 BLOCK B TALL PINE
475-471, 698-584, 724-561 844-11

MINTON MICHAEL D
165 NW OPEN CT
LAKE CITY, FL 32055

2027

27-3S-16-02318-016

BUILDING CHARACTERISTICS

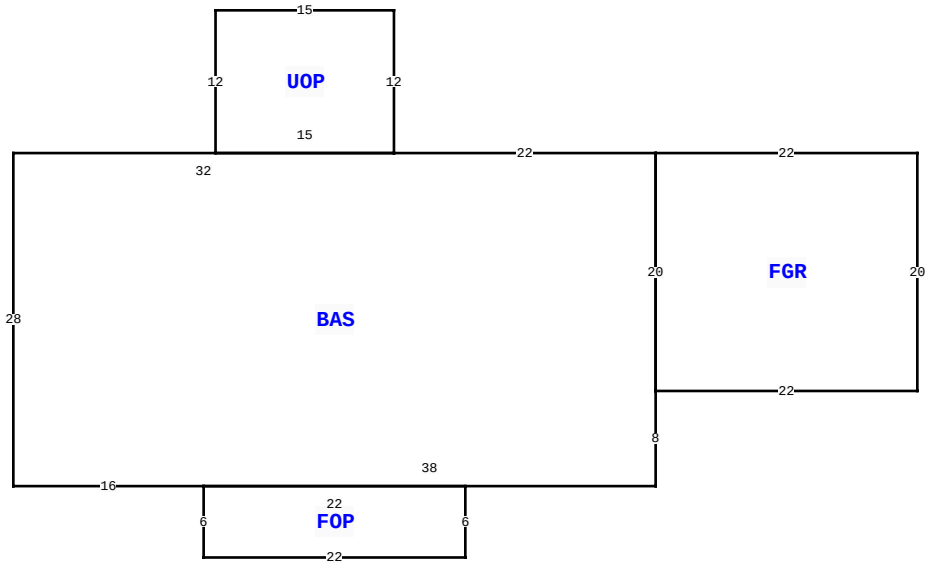
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	18	CEMENT BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	27316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	125,700
FGR	440	55		242	20,119
FOP	132	30		40	3,325
UOP	180	20		36	2,993
TOTALS	2,264			1,830	152,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	116.2770	127.90	234,057	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1512 HX Base Yr 2007



165 NW OPEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	20	20	400.00	UT	3.00	3.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	10	11	110.00	UT	5.00	5.00	100	0	0	3	100	550	
3	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	100	2007	2007	3	100	2,000	
4	0296	SHED METAL	0	100	20	20	400.00	UT	12.00	12.00	100	2007	2007	3	100	4,800	
5	0252	LEAN-TO W/	0	100	12	25	300.00	UT	5.00	5.00	100	2007	2007	3	100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
7	0030	BARN,MT	0	100	12	40	1.00	UT	35,000.00	35,000.00	100	2024	2023		100	35,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,137
TOTAL MARKET OB/XF VALUE		46,050
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		253,687
SOH/AGL Deduction		31,842
ASSESSED VALUE		221,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,434
TOTAL JUST VALUE		253,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054805	Roof Replacement	13,500	01/13/2026
000046188	Storage Building	50,000	12/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2503	8/09/2019	WD	Q	V	05	35,000
GRANTOR: DAMYANTI G PATEL						
GRANTEE: MICHAEL D MINTON						
1359/1573	5/08/2018	LE	U	V	14	100
GRANTOR: DAMYANTI G PATEL (LE)						
GRANTEE: AVANI PATEL & NEEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W15 S12 E15$ W32 S28 E16 FOP= S6 E22N6 W22$ E38 N8 FGR= E22 N20 W22 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 46,050

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		RSF/MH	146.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	0		RSF/MH	146.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
3	0000	C	VAC RES	0		RSF/MH	146.00	304.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/19/2023 BY RP Total Acres: 3.05 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/17/2026 BY SYS