

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

2026

27-3S-16-02318-016
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	18	CEMENT BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 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
BAS	1,512	100	
FGR	440	55	
FOP	132	30	
UOP	180	20	
TOTALS	2,264		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		238,321	1990	1990	0	0	35.00	65.00
Heated Area: 1512 HX Base Yr 2007											

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		154,909
TOTAL MARKET OB/XF VALUE		46,050
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		256,459
SOH/AGL Deduction		39,998
ASSESSED VALUE		216,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,050
TOTAL JUST VALUE		256,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,842

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						

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MR	46.00	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/MR	46.00	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/MR	46.00	304.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF												46,050											
REVIEW DATE 04/19/2023 BY RP Total Acres: 3.05 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 03/25/2026 BY SYS																							