BEG NE COR OF SE1/4 OF NW1/4,
RUN N 118 FT, E 328.52 FT, SE
99 FT, S 145 FT, W 144.36 FT,

MILTON LUTHER C/MILTON TERESA N
102 NE OMAR TER
LAKE CITY, FL 32055

2027

28-1S-17-04583-002

BUILDING CHARACTERISTICS

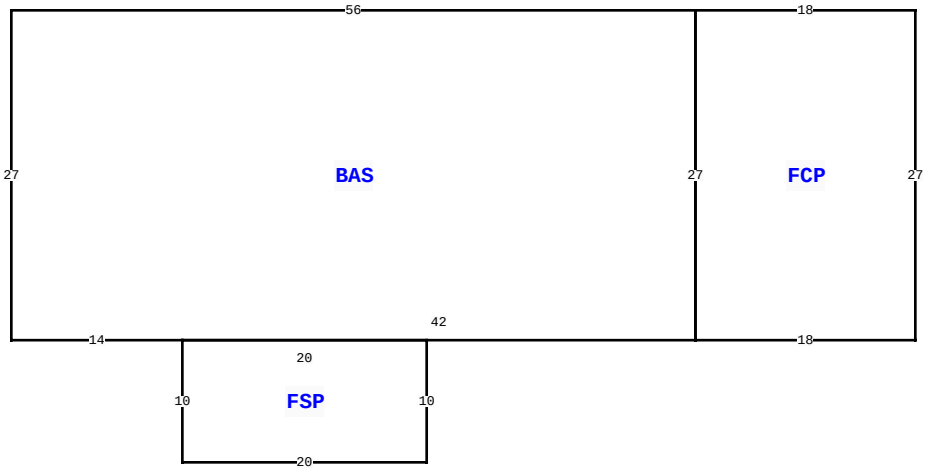
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	40,098
FCP	486	25		122	3,236
FSP	200	40		80	2,122
TOTALS	2,198			1,714	45,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	110.5000	66.30	113,638	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1512 HX Base Yr 2007



102 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	16	20	1.00	UT	1,400.00	1,400.00	50	0	0	3	50	700	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1995	1995	3	50	300	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
9	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	3,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,455
TOTAL MARKET OB/XF VALUE		22,400
TOTAL LAND VALUE - MARKET		72,240
TOTAL MARKET VALUE		140,095
SOH/AGL Deduction		73,563
ASSESSED VALUE		66,532
TOTAL EXEMPTION VALUE	HX HB	34,632
BASE TAXABLE VALUE		31,900
TOTAL JUST VALUE		140,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28667	M H	468	06/17/2010
27750	M H	514	04/16/2009
10005	M H	125	07/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1111/2589	7/02/2002	WD	Q	I	03	0
GRANTOR: JUDY WATSON						
GRANTEE: LUTHER & TERESA MIL						
0695/0164	8/25/1989	WD	Q	I		100,000
GRANTOR: SCHENK						
GRANTEE: WATSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E14 FSP= S10 E20 N10 W20$ E42 FCP= E18 N27W18 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 22,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,240							

REVIEW DATE 07/20/2015 BY DF Total Acres: 9.03 Total Land Value: 72,240 Market: 0 Agricultural: 0 Common: 72,240 PRINTED 11/17/2026 BY SYS