

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,

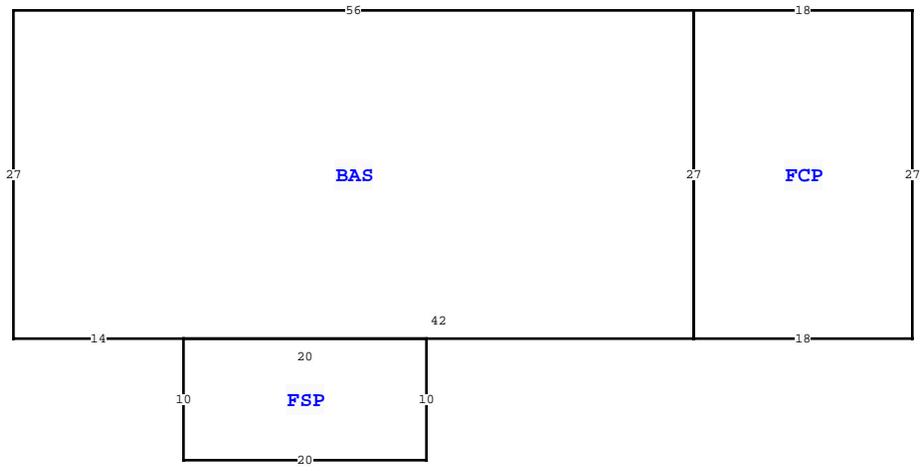
MILTON LUTHER C/MILTON TERESA N  
 102 NE OMAR TER  
 LAKE CITY, FL 32055

**2026**

28-1S-17-04583-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 90	
Interior Floor	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	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2007								
Heated Area: 1512						HX Base Yr 2007					



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	28117.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,512	100
FCP	486	25
FSP	200	40
TOTALS	2,198	1,714
SUBAREA MARKET VALUE		45,455

102 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

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

TOTAL OB/XF 22,400

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	DPH 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	6,500.00	6,500.00	58,695							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	45,455			
TOTAL MARKET OB/XF VALUE	22,400			
TOTAL LAND VALUE - MARKET	58,695			
TOTAL MARKET VALUE	126,550			
SOH/AGL Deduction	61,755			
ASSESSED VALUE	64,795			
TOTAL EXEMPTION VALUE	32,895		HX HB	
BASE TAXABLE VALUE	31,900			
TOTAL JUST VALUE	126,550			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	126,550			

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\$.	