NW1/4 OF SW1/4 LYING W OF RD
NO 82 EX 2 ACR IN NE COR & EX
.5 AC IN SE COR. ORB 312-139,

MILTON LUTHER C/MILTON BRUCE E
12906 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

28-1S-17-04588-000

BUILDING CHARACTERISTICS

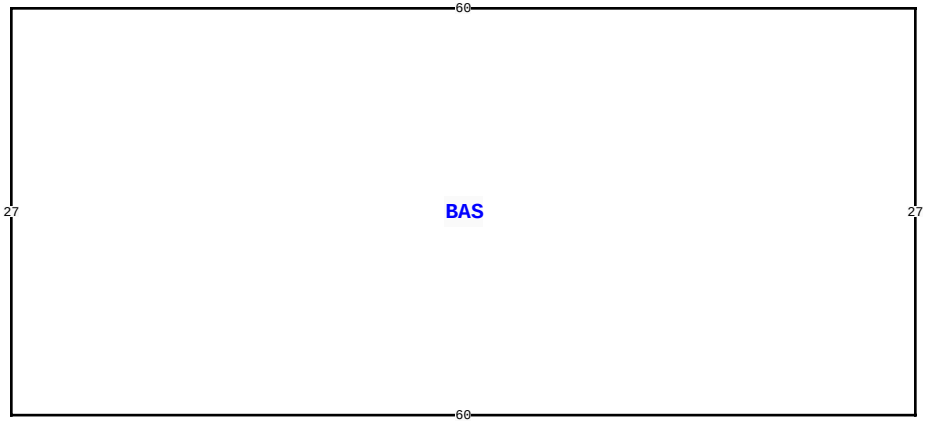
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,620	100		1,620	96,041
TOTALS	1,620			1,620	96,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.9000	107.79	174,620	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 50% - 2013 Heated Area: 1620 HX Base Yr 2013



12906 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/18/2026 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	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
2	0285	SALVAGE	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
6	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,041
TOTAL MARKET OB/XF VALUE		9,250
TOTAL LAND VALUE - MARKET		132,500
TOTAL MARKET VALUE		117,457
SOH/AGL Deduction		30,060
ASSESSED VALUE		87,397
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		62,397
TOTAL JUST VALUE		237,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30324	M H	0	07/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/1648	6/18/2015	WD	U	I	30	100
GRANTOR: BRUCE E MILTON & JESS						
GRANTEE: BRUCE E MILTON & JE						
1020/0062	7/02/2004	WD	Q	I	06	35,000
GRANTOR: A C MILTON						
GRANTEE: LUTHER C & BRUCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	25.50	AC		1.00	1.00	1.00	281.00	281.00	7,166							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	127,500							

REVIEW DATE 07/20/2015 BY DF Total Acres: 26.50 Total Land Value: 12,166 Market: 127,500 Agricultural: 7,166 Common: 5,000 PRINTED 11/17/2026 BY SYS