

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

2026

28-1S-17-04588-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,620	100	
TOTALS	1,620		97,074

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	108.95	176,499	2003	2003	0	0	45.00	55.00	
2 MANUF		1	50% - 2013	Heated Area: 1620				HX Base Yr 2013				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">60</div> <div style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">60</div> <div style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">27</div> <div style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										04/11/2025		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			97,074
TOTAL MARKET OB/XF VALUE			9,250
TOTAL LAND VALUE - MARKET			119,250
TOTAL MARKET VALUE			117,990
SOH/AGL Deduction			36,155
ASSESSED VALUE			81,835
TOTAL EXEMPTION VALUE	HA HAB		25,000
BASE TAXABLE VALUE			56,835
TOTAL JUST VALUE			225,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,574

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2011
2	0285	SALVAGE	0	50	0	0	1.00	UT	0.00	0.00	100	2012
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2015
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2015
6	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2015

TOTAL OB/XF												
9,250												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W60 S27 E60 N27\$.						

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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500								
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	4,500.00	4,500.00	114,750								