LOT 8 OAK HAMLET S/D.

836-145, WD 1042-782, WD 1088-10

MILLER CHRISTOPHER LEE
171 NW SILVER GLN
LAKE CITY, FL 32055

2027

28-3S-16-02365-108

BUILDING CHARACTERISTICS

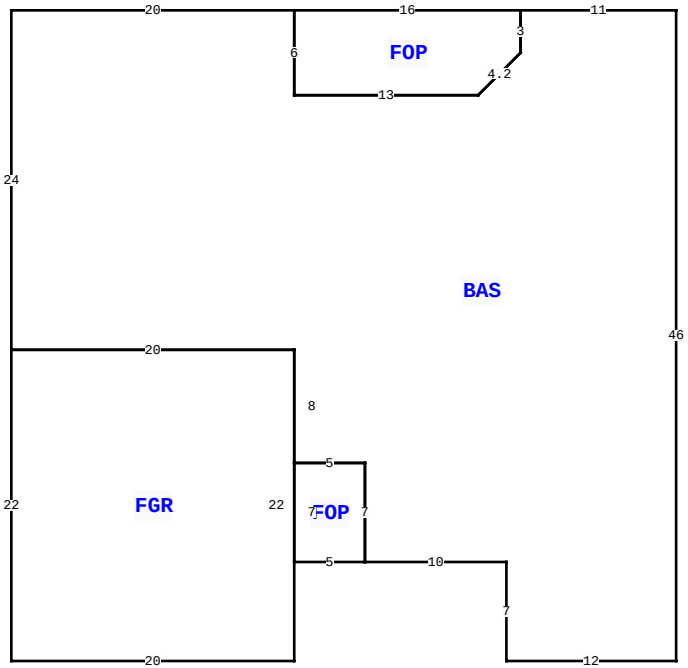
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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		28316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100		1,491	172,268
FGR	440	55		242	27,960
FOP	35	30		10	1,155
FOP	92	30		28	3,235
TOTALS	2,058			1,771	204,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	129.6750	142.64	252,615	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2026 Heated Area: 1491 HX Base Yr 2026



171 NW SILVER GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,150.00	UT	2.50	2.50	100	2006	2006	3	100	2,875	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,618
TOTAL MARKET OB/XF VALUE		6,075
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		233,193
SOH/AGL Deduction		0
ASSESSED VALUE		233,193
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,782
TOTAL JUST VALUE		233,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051706	Roof Replacement	18,604	12/04/2024
23487	SFR	626	08/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2557	10/24/2022	WD	Q	I	01	290,000
GRANTOR: SAVO ALFREDO						
GRANTEE: MILLER CHRISTOPHER						
1374/1085	12/14/2018	WD	Q	I	01	151,800
GRANTOR: YACINE & ALLISON BELF						
GRANTEE: ALFREDO SAVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= W16 S6 E13 R3 U3 N3$ S3 D3 L3 W13 N6 W20 S24 FGR= S22 E20 N22 W20$ E20 S8 FOP= S7 E5 N7 W5$ E5 S7 E10 S7 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 6,075

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/13/2025 BY JS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS