LOT 23 WESTER WOODS, PHASE 1.
909-951, 939-2785, WD 1064-1570,

ANDERSON JOYCE
161 SW MILKWEED CT
LAKE CITY, FL 32024

2026

30-4S-17-08898-123

COLUMBIA COUNTY PROPERTY

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 100
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

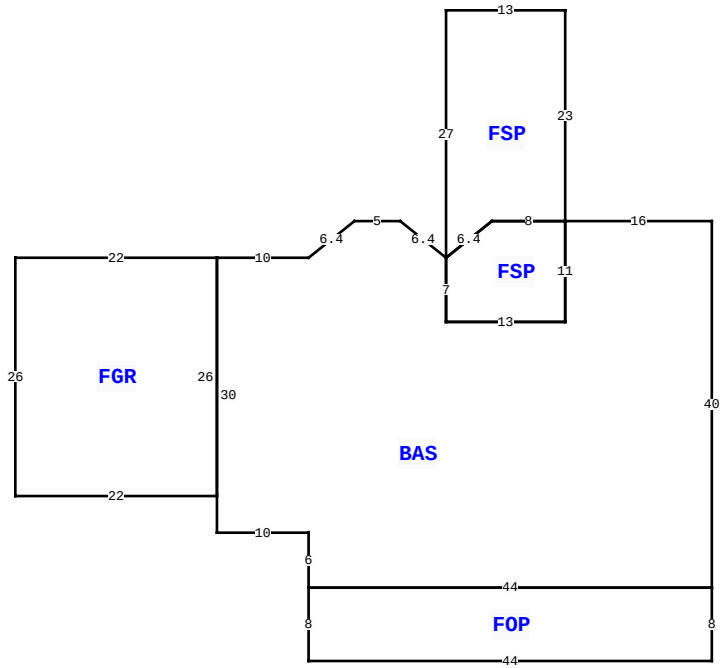
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	193,594
FGR	572	55		315	32,147
FOP	352	30		106	10,817
FSP	133	40		53	5,409
FSP	309	40		124	12,655
TOTALS	3,263			2,495	254,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	119.3640	136.07	339,495	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 1897 HX Base Yr 2006



161 SW MILKWEED CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,621
TOTAL MARKET OB/XF VALUE		46,954
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		336,575
SOH/AGL Deduction		108,295
ASSESSED VALUE		228,280
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		126,869
TOTAL JUST VALUE		336,575
NCON VALUE		22,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051498	Storage Building	24,200	11/14/2024
000051408	Right-of-Way Acce		11/06/2024
40907	MAINT/ALTR	0	11/18/2020
25759	POOL	185	05/01/2007
17312	SFR	300	08/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1190/1075	1/10/2009	QC	U	I	11	0
GRANTOR: RICHARD ANDERSON						
GRANTEE: RICHARD & JOYCE AND						
1166/0799	1/10/2009	QC	U	I	11	24,500
GRANTOR: RICHARD ANDERSON						
GRANTEE: RICHARD & JOYCE AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N23 W13 S27 R5 U4 E8$ FSP= W8 D4 L5 S7E13 N11$ S11 W13 N7 L5 U4 W5 D4 L5 W10 FGR= W22 S26E22 N26$ S30 E10 S6 FOP= S8E44 N8 W44$ E44 N40$.

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	1,520.00	UT	2.50	2.50	100	2000	2000	3	100	3,800	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2007	2007	3	54	19,354	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
4	0030	BARN,MT	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2026	2025		100	10,800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	5,400.00	5,400.00	100	2026	2025		100	5,400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 46,954

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/17/2025 BY JB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS