BEG SE COR OF SEC 32, RUN W
178.08 FT, N 1318.56 FT, E 210
FT, S 1318.62 FT, W 31.92 FT

MILTON CARLTON A
579 NW CRIPPLE CREEK ST
LAKE CITY, FL 32055

2026

32-1S-17-04621-002

BUILDING CHARACTERISTICS

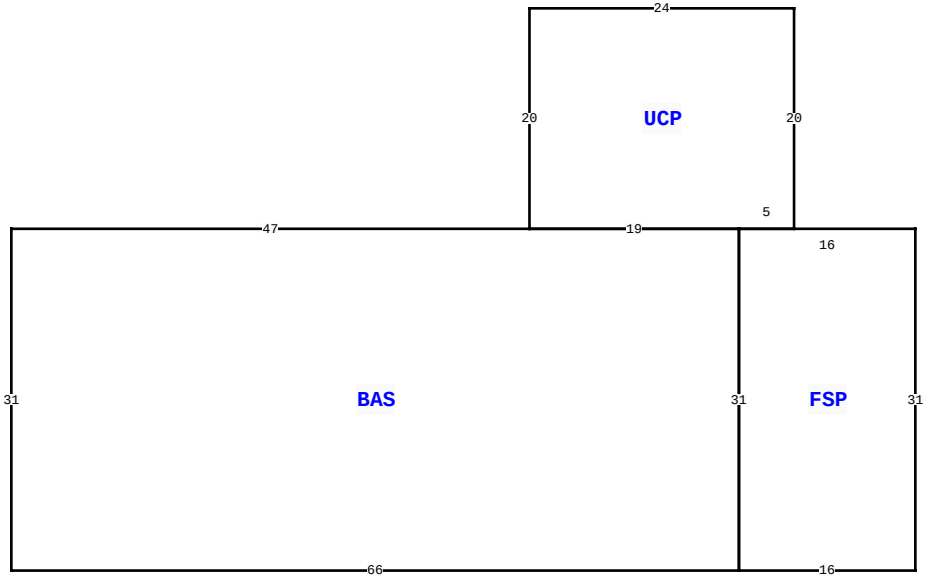
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	131,390
FSP	496	40		198	12,715
UCP	480	20		96	6,165
TOTALS	3,022			2,340	150,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,340	124.2150	116.76	273,218	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 2046 HX Base Yr 2018



579 NW CRIPPLE CREEK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	11	20	220.00	UT	2.00	2.00	100	2010	2010	3	100	440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,270
TOTAL MARKET OB/XF VALUE		9,040
TOTAL LAND VALUE - MARKET		33,280
TOTAL MARKET VALUE		192,590
SOH/AGL Deduction		115,661
ASSESSED VALUE		76,929
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		20,518
TOTAL JUST VALUE		192,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/2520	6/09/2017	WD	Q	I	01	88,500
GRANTOR: COBY L LAW						
GRANTEE: CARLTON A MILTON						
0956/0463	6/10/2002	AG	Q	V	01	12,500
GRANTOR: MILTON						
GRANTEE: COBY LAW (BUYER & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S31 E66 FSP= E16 N31 W16 S31$ N31 UCP= E5 N20 W24 S20 E19$ W19$.

LAND DESCRIPTION

TOTAL OB/XF 9,040

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	100		00	0.00	0.00	5.20	AC		1.00	1.00	0.80	8,000.00	6,400.00	33,280							

REVIEW DATE 07/21/2015 BY DF Total Acres: 5.20 Total Land Value: 33,280 Market: 0 Agricultural: 0 Common: 33,280 PRINTED 06/19/2026 BY SYS