LOT 13 WOODGLEN S/D, UNREC INSTR
UNREC QC BACK TO DLC.

MILES FAMILY TRUST
327 NW CREDO WAY
LAKE CITY, FL 32055

2026

34-2S-16-01844-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

327 NW CREDO WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,800
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	63,800
SOH/AGL Deduction	0
ASSESSED VALUE	63,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,800
TOTAL JUST VALUE	63,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,800

SALE:2:1: UNREC INSTRUMENT
LAND:1:1: 5.00 AC (W S E 7/11/90)
PRMT:1:1: 24X60
SALE:1:1: LOT 13 WOODGLEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043730	Electrical Servic	0	02/17/2022
000043294	Mobile Home		12/03/2021
000041893	Mobile Home		05/12/2021
41893			05/12/2021
11932	M H	125	12/06/1996
7236	M H	60	06/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/116	9/16/2023	QC	U	I	11	100
GRANTOR: MILES-ERICKSON DAWN						
GRANTEE: MILES FAMILY TRUST						
1432/200	3/05/2021	WD	Q	I	01	79,000
GRANTOR: BLACQUIERE BRIAN						
GRANTEE: MILES-ERICKSON DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2022	2021		100	600	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/08/2026 BY SYS