

LOT 3 LITTLE FORTY-SEVEN ACRES  
S/D. ORB 668-18, 757-2024, 769  
-418, 807-2112, 810-948, 913-

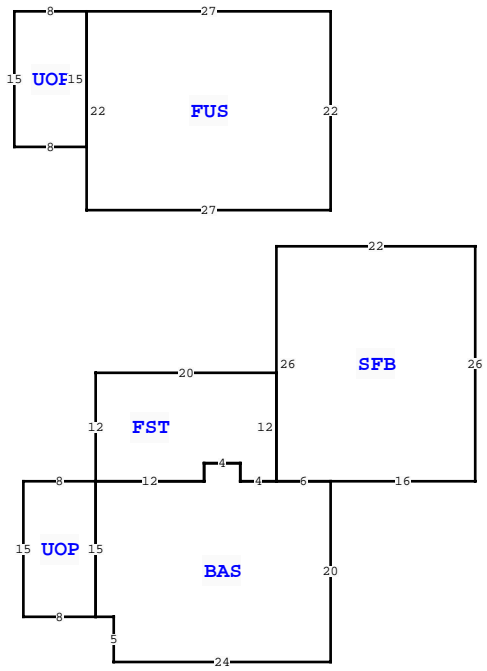
MILLENIA CAPITAL INC  
1474 SW MANDIBA DR  
LAKE CITY, FL 32024

**2026**

35-4S-16-03293-103  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	518	100	
FST	232	55	
FUS	594	100	
SFB	572	80	
UOP	120	20	
UOP	120	20	
TOTALS	2,156		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,746	111.9552	125.39	218,931	1988	1988	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1684 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,305
TOTAL MARKET OB/XF VALUE			2,403
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			160,008
SOH/AGL Deduction			0
ASSESSED VALUE			160,008
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			160,008
TOTAL JUST VALUE			160,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,878
SALE:5:1: LOT 3 LITTLE FORTY SEVEN ACRES. VAL=2911			
SALE:4:1: REPO			
SALE:3:1: LOT 3 LITTLE FORTY SEVEN ACRES			
SALE:2:1: SOLD FOR LESS THAN ASMT TO PREV OWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/2068	10/30/2015	WD	U	I	11	100
GRANTOR: JACOB SPARKS						
GRANTEE: MILLENIA CAPITAL IN						
1300/1079	8/25/2015	WD	U	I	12	28,500
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: JACOB SPARKS						

EXTRA FEATURES																	
L N	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	0	22	26	572.00	UT	1.40	1.40	100	0	0	3	100	801	
2	0166	CONC, PAVMT	0	0	0	0	623.00	UT	2.25	2.25	100	2009	2009	3	100	1,402	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W6 FST= N12 W20 S12 E12N2 E4 S2 E4\$ W4 N2 W4 S2 W12 UOP= W8 S15 E8 N15\$ S15 E2 S5E24 N20\$ SFB= E16 N26 W22 S26 E6\$ PTR=N30 FUS= N22 W27UOP= W8 S15 E8 N15\$ S22 E27\$ S30\$.			

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	0100	C	SFR	0		A-1	118.00	189.00	0.51	AC		1.00	1.00	1.50	20,000.00	30,000.00	15,300							