ALL THAT PART OF W1/2 OF SW1/4
OF SW1/4 AS LIES W & N OF
SR-47. (JOINS RE#03328)

MILLS CHARLES TRUSTEE UNDER
132,112,156 HYDRAULIC WAY TR, P O BOX 7371
SEMINOLE, FL 33775

2026

36-4S-16-03312-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010 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

112 SW HYDRAULIC WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,701
TOTAL LAND VALUE - MARKET	13,720
TOTAL MARKET VALUE	20,421
SOH/AGL Deduction	0
ASSESSED VALUE	20,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,421
TOTAL JUST VALUE	20,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,563

SALE:1:1: SALE INCL RE#03328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0781	3/04/2008	TR	Q	I	01	100
GRANTOR: FYE PROPERTIES						
GRANTEE: CHARLES MILLS TRUST						
1061/0981	10/07/2005	WD	Q	I		150,000
GRANTOR: LARRY MALONE						
GRANTEE: FYE PROPERTIES						

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	0294	SHED WOOD/	0	0	31	38	1,178.00	UT	9.00	9.00	50	0	0	3	50	5,301	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,701

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	1001	C	MISC COMMERC	0		A-1	0.00	0.00	0.49	AC		1.00	1.00	1.75	16,000.00	28,000.00	13,720							

REVIEW DATE 01/27/2026 BY JB Total Acres: 0.49 Total Land Value: 13,720 Market: 0 Agricultural: 0 Common: 13,720 PRINTED 06/08/2026 BY SYS