NE DIV: 45 FT OFF W SIDE OF N1/2
LE 525-8, 702-292, WD 1167-2553,

**MOULTRIE MARGARET**
498 NE MONTANA ST
LAKE CITY, FL 32055

**2026**

**00-00-00-10931-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

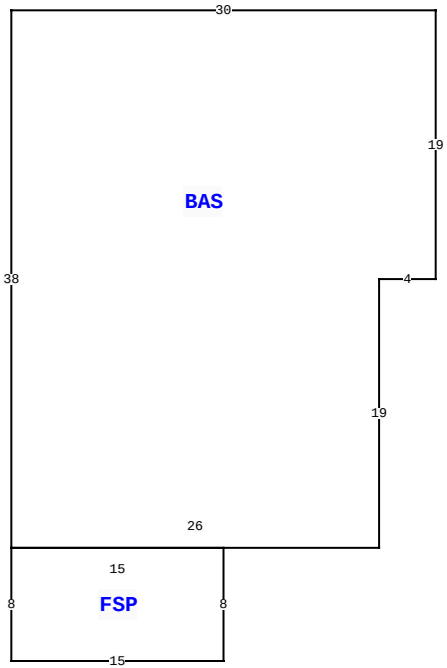
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,064 | 100 | | 1,064 | 61,136 |
| FSP | 120 | 40 | | 48 | 2,758 |
| TOTALS | 1,184 | | | 1,112 | 63,894 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,112 | 93.2800 | 104.47 | 116,171 | 1940 | 1975 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1064 HX Base Yr 2023




498 NE MONTANA ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 63,894 |
| TOTAL MARKET OB/XF VALUE | | 1,100 |
| TOTAL LAND VALUE - MARKET | | 2,070 |
| TOTAL MARKET VALUE | | 67,064 |
| SOH/AGL Deduction | | 3,814 |
| ASSESSED VALUE | | 63,250 |
| TOTAL EXEMPTION VALUE | HX HB | 38,250 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 67,064 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 67,064 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1408/0255 | 3/13/2020 | LE | U | I | 14 | 100 |
| GRANTOR: MARGARET MOULTRIE | | | | | | |
| GRANTEE: ANJRE CALDWELL | | | | | | |
| 1167/2553 | 2/20/2009 | WD | U | I | 16 | 100 |
| GRANTOR: ANNIE MARIE MOULTRIE- | | | | | | |
| GRANTEE: MAETTA MOULTRIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S38 FSP= S8 E15 N8 W15$ E26 N19 E4 N19$.

## 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,100

| 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 | -145.00 | 92.00 | 4,140.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,070 | | | | | | | |

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.10 Total Land Value: 2,070 Market: 0 Agricultural: 0 Common: 2,070 PRINTED 11/07/2025 BY SYS